

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TrueWorth located at 1105 Citrus Landings Blvd 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 25th day of March, 2026
 Vivian Molokwu
 April 3, 2026 26-00626K

FIRST INSERTION

NOTICE OF PUBLIC SALE
 Notice is hereby given that on 05/01/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1985 TWIN mobile home bearing the vehicle identification numbers T24717511A and T24717511B and all personal items located inside the mobile home. Last Tenant: Judith R. St. Jean and Douglas Ronald St. Jean. Sale to be held at: Royal Palm Village, 3000 US Highway 17/92 West, Haines City, Florida 33844, 863-422-1086.
 April 3, 10, 2026 26-00656K

FIRST INSERTION

Fictitious Name Notice
 Notice is hereby given that Brent Behrens, desires to engage in business under the fictitious name Bear Parchment Press located at 304 E Pine Street #1111, Lakeland, FL 33801, 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.
 April 3, 2026 26-00628K

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 Mercedes Financial Group located at 3500 posner blvd, 1125 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 30th day of March, 2026
 Mercedes Pena
 April 3, 2026 26-00646K

FIRST INSERTION

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS' MEETING
 The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold their regular meeting on Wednesday, April 15, 2026, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811.
 The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by calling (407) 723-5900.
 There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.
 A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
 Jane Gaarlandt
 District Manager
 April 3, 2026 26-00625K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000845
Division Probate IN RE: ESTATE OF VICKEY LOVE WILLIAMS A/K/A VICKEY L. WILLIAMS A/K/A VICKEY S. WILLIAMS Deceased.
 The administration of the Estate of Vicky Love Williams a/k/a Vicky L. Williams a/k/a Vicky S. Williams, deceased, whose date of death was November 2, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF

FIRST INSERTION

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 April 3, 2026.
Personal Representative:
Kevin T. Williams
 952 Grand Canal Drive
 Poinciana, FL 34759
 Attorney for Personal Representative: Daniel S. Henderson, Esq.
 E-Mail Addresses: Dan@hendersonsachs.com michael@hendersonsachs.com Florida Bar No. 725021 Henderson Sachs PA 8240 Exchange Drive Ste. C6 Orlando, FL 32809 Telephone: 4078502500 April 3, 10, 2026 26-00624K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532026CP000833A000BA
IN RE: ESTATE OF FREDERICK WILLIAM FERDINANDSEN Deceased.
 The administration of the estate of Frederick William Ferdinandsen, deceased, whose date of death was March 31, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, CC-4, Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 April 3, 2026.
Personal Representative:
Melissa Dawn Yost
 2470 Caspian Drive
 Lakeland, Florida 33805
 Attorney for Personal Representative: RODOLFO SUAREZ, JR. ESQ.
 Fla. Bar No. 013201 PILAR V. VAZQUEZ, ESQ.
 Fla. Bar No. 115839 Suarez Law Attorneys for Petitioner 9100 S. Dadeland Blvd., Ste. 1620 Miami, Florida 33156 Tel. (305) 448-4244 / Fax (305) 448-4211 Primary Email: rudy@suarezlawyers.com Secondary Email: eservice@suarezlawyers.com April 3, 10, 2026 26-00634K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-0915
IN RE: ESTATE OF BEVERLY HOWELL A/K/A BEVERLY M. HOWELL A/K/A BEVERLY P. HOWELL Deceased.
 The administration of the estate of Beverly Howell a/k/a Beverly M. Howell a/k/a Beverly P. Howell, deceased, whose date of death was February 9, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 E. Parker Street, Room 240, Polk County Government Center, Lakeland, Florida 33801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000296
IN RE: ESTATE OF GILBERT GARCIA, Deceased.
 The administration of the estate of GILBERT GARCIA, deceased, whose date of death was December 17, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 The personal representative has no

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-758
IN RE: ESTATE OF ALICE PARKER Deceased.
 The administration of the estate of ALICE PARKER, deceased, whose date of death was January 5, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830. 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: April 3, 2026.
LILIANA MALDONADO-GARCIA
Personal Representative
 1602 West Derby Avenue
 Auburndale, FL 32823
 Robert D. Hines
 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: ntsservice@hnh-law.com
 April 3, 10, 2026 26-00632K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000706
IN RE: ESTATE OF JAMES HAFFORD, Deceased.
 This administration of the ESTATE OF JAMES HAFFORD, deceased, whose date of death was December 30, 2025, File Number 26-CP-000706, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer #CC-4, Bartow, FL 33831-9000. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
 All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the Decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is April 3, 2026
 Subsequent Publication April 10, 2026
Personal Representative:
Stephen Erickson
 300 Eskew Circle
 Anderson, SC 29621
 Attorney for Personal Representative: Andrew J. Smallman, Esq.
 Florida Bar Number: 0721611
 3475 Sheridan Street #301
 Hollywood, Florida 33021
 Telephone: (954) 661-7371
 E-mail: AJSmallslaw@gmail.com
 April 3, 10, 2026 26-00631K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO. 26-CP-000706
IN RE: ESTATE OF JAMES HAFFORD, Deceased.
 This administration of the ESTATE OF JAMES HAFFORD, deceased, whose date of death was December 30, 2025, File Number 26-CP-000706, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer #CC-4, Bartow, FL 33831-9000. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
 All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the Decedent and other persons having claims or de-

mands 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 STATUTES WILL BE FOREVER BARRED.
 IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The first date of publication of this notice is: April 3, 2026
JEFFREY RYAN HAFFORD
Personal Representative
 1564 Route 105
 Mactaquac, New Brunswick, Canada /s/ Keathel W. Chauncey
 Keathel W. Chauncey, Esq.
 Attorney for Personal Representative
 Florida Bar No. 68461
 Fresh Legal Perspective, PL
 6930 W. Linebaugh Avenue
 Tampa, Florida 33625
 813-448-1042
 Service@FLPLawFirm.com
 KChauncey@FLPLawFirm.com
 April 3, 10, 2026 26-00640K

FIRST INSERTION

NOTICE OF PUBLIC SALE
 Notice is hereby given that on 04/17/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1967 RITZ mobile home bearing vehicle identification number 06171764 and all personal items located inside the mobile home. Last Tenant: JP Messer, All Unknown Beneficiaries, Heirs, Successors, and Assigns of JP Messer, Unknown Party or Parties in Possession and Julie Ann Krause, as Possible Heir. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462.
 April 3, 10, 2026 26-00654K

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 Wanduzka Web Studio located at 2830 Avenue S NW, in the County of Polk, in the City of Winter Haven, Florida 33881 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Winter Haven, Florida, this 25th day of March, 2026.
 Wanda I Garcia Caraballo
 April 3, 2026 26-00627K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 26CP-984
Division Probate IN RE: ESTATE OF PAMELA C. LELAND Deceased.

The administration of the estate of Pamela C. Leland, deceased, whose date of death was December 1, 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 April 3, 2026.
Personal Representative:
/s/ Kevin S. Leland
Kevin S. Leland
 239 Washington Street
 Brewer, Maine 04412
 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
 April 3, 10, 2026 26-00653K

The administration of the estate of Pamela C. Leland, deceased, whose date of death was December 1, 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.
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 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 April 3, 2026.
Personal Representative:
/s/ Kevin S. Leland
Kevin S. Leland
 239 Washington Street
 Brewer, Maine 04412
 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
 April 3, 10, 2026 26-00653K

The administration of the estate of Pamela C. Leland, deceased, whose date of death was December 1, 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.
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 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 April 3, 2026.
Personal Representative:
/s/ Kevin S. Leland
Kevin S. Leland
 239 Washington Street
 Brewer, Maine 04412
 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
 April 3, 10, 2026 26-00653K

The administration of the estate of Pamela C. Leland, deceased, whose date of death was December 1, 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.
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 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 April 3, 2026.
Personal Representative:
/s/ Kevin S. Leland
Kevin S. Leland
 239 Washington Street
 Brewer, Maine 04412
 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
 April 3, 10, 2026 26-00653K

The administration of the estate of Pamela C. Leland, deceased, whose date of death was December 1, 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.
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 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 April 3, 2026.
Personal Representative:
/s/ Kevin S. Leland
Kevin S. Leland
 239 Washington Street
 Brewer, Maine 04412
 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
 April 3, 10, 2026 26-00653K

The administration of the estate of Pamela C. Leland, deceased, whose date of death was December 1, 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.
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 The date of first publication of this notice is April 3, 2026.
Personal Representative:
/s/ Kevin S. Leland
Kevin S. Leland
 239 Washington Street
 Brewer, Maine 04412
 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
 April 3, 10, 2026 26-00653K

The administration of the estate of Pamela C. Leland, deceased, whose date of death was December 1, 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 April 3, 2026.
Personal Representative:
/s/ Kevin S. Leland
Kevin S. Leland
 239 Washington Street
 Brewer, Maine 04412
 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
 April 3, 10, 2026 26-00653K

The administration of the estate of Pamela C. Leland, deceased, whose date of death was December 1, 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

--- SALES / ACTIONS ---

FIRST INSERTION

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

532023CA006606000000 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. AARON M. DOUGLASS; KATHLEEN M. DOUGLASS; UNLOCK PARTNERSHIP SOLUTIONS INC.; Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated March 13, 2026, and entered in Case No. 532023CA006606000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. CARRINGTON MORTGAGE SERVICES, LLC, is Plaintiff and AARON M. DOUGLASS; KATHLEEN M. DOUGLASS; UNLOCK PARTNERSHIP SOLUTIONS INC., are defendants. Stacy M. Butterfield, Clerk of Circuit Court for Polk County, Florida will sell to the highest and best bidder for cash Via the Internet at www.polk.realforeclose.com at 10:00 a.m., on the 27TH day of APRIL, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST 123.33 FEET OF THE EAST 595 FEET OF THE SOUTH 300 FEET OF THE NORTH 501 FEET OF THE SOUTHEAST ¼ OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 30 FEET THEREOF FOR ROAD, A/K/A LOT 5, UNRECORDED GREENBRIAR.

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

If you are a person with a disability who needs any accommodation in

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

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tandè oubyen pale, rele 711.

Dated this 27th day of March, 2026 VAN NESS LAW FIRM, PLC 1239 N. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 CR19077-23/sap

April 3, 10, 2026 26-00635K

FIRST INSERTION

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

CASE NO. 2025CA002547A000BA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

YESENIA SUHAI VAZQUEZ-GOMEZ A/K/A YESENIA SUHAI VAZQUEZ GOMEZ A/K/A YESENIA S. VAZQUEZ GOMEZ; PHILLIP GONZALEZ, JR. A/K/A PHILLIP GONZALEZ; HAINES CITY HMA LLC DBA HEART OF FLORIDA REGIONAL MEDICAL CENTER; HEATHER HILL HOMEOWNERS ASSOCIATION, INC.; POLK COUNTY, FLORIDA; MIDFLORIDA CREDIT UNION; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated March 20, 2026, and entered in Case No. 2025CA002547A000BA of the Circuit Court in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and YESENIA SUHAI VAZQUEZ-GOMEZ A/K/A YESENIA SUHAI VAZQUEZ GOMEZ A/K/A YESENIA S. VAZQUEZ GOMEZ; PHILLIP GONZALEZ, JR. A/K/A PHILLIP GONZALEZ; HAINES CITY HMA LLC DBA HEART OF FLORIDA REGIONAL MEDICAL CENTER; HEATHER HILL HOMEOWNERS ASSOCIATION, INC.; POLK COUNTY, FLORIDA; MIDFLORIDA CREDIT UNION; 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 CLAIM-

ING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on May 19, 2026, the following described property as set forth in said Order or Final Judgment, to wit:

LOT 49, HEATHER HILL PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

DATED March 27, 2026. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 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 1496-214201 / GSI

April 3, 10, 2026 26-00630K

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, DEWISEES, 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, DEWISEES,

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 April 3, 10, 2026 26-00629K

FIRST INSERTION

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

CASE NO.: 2025CA004955A000BA PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. HOLYNABU INTERIANO; MADISON PLACE TOWNHOME OWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA; THE UNKNOWN SPOUSE OF HOLYNABU INTERIANO; THE UNKNOWN TENANT IN POSSESSION OF 493 MADISON DRIVE, DAVENPORT, FL 33837, Defendant(s).

TO: THE UNKNOWN SPOUSE OF HOLYNABU INTERIANO LAST KNOWN ADDRESS: 493 MADISON DRIVE, DAVENPORT, FL 33837 CURRENT ADDRESS: UNKNOWN TO: THE UNKNOWN TENANT IN POSSESSION LAST KNOWN ADDRESS: 493 MADISON DRIVE, DAVENPORT, FL 33837 CURRENT ADDRESS: 493 MADISON DRIVE, DAVENPORT, FL 33837

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows: Lot 199, Madison Place Phase 3, according to the map or plat thereof, as recorded in Plat Book 187, Page(s) 15 through 17, inclusive, of the Public Records of Polk County, Florida.

Property address: 493 Madison Drive, Davenport, FL 33837

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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

Default Date 5-1-2026 DATED this the 24 day of March, 2026.

CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: /s/ Ashley Saunders Deputy Clerk

Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com PennyMac Loan Services, LLC vs. Holynabu Interiano TDP File No. 25-013092-1 April 3, 10, 2026 26-00650K

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. 2025CA000265000000 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. LANA JEAN CUTTER A/K/A LANA JEAN CUTTER-SEHL, et al., Defendant.

SION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate 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@mcacalla.com Fla. Bar No.: 146803 24-10877FL April 3, 10, 2026 26-00616K

FIRST INSERTION

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

2024CC-006907-0000-00 SADDLE CREEK PRESERVE COMMUNITY ASSOCIATION INC, A FLORIDA NOT-FOR-PROFIT CORPORATION Plaintiff(s) vs. MOISES ANGEL CADIZ, EMILY MARIE CADIZ, TENANT 1, TENANT 2, UNKNOWN PARTIES Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on JANUARY 6TH, 2026, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

"Lot 385 of Saddle Creek Preserve Phase 1, according to the Plat thereof, as recorded in Plat Book 189, Page 20, of the Public Records of Polk County, Florida." 1This property is located at the street address of: 4341 Trotters Way, Lakeland, FL 33801 to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 21ST day of APRIL, 2026.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the Court on this 17th day of March, 2026.

STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P.O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By Ashley Saunders Deputy Clerk

Polk County Clerk of Courts Civil Law Department Drawer CC-12, P. O. Box 9000 Bartow, FL 33831-9000 April 3, 10, 2026 26-00619K

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. 2025CA000648000000 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 Maximilian Smith, Deceased, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA000648000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Maximilian Smith, Deceased; Unknown Spouse of Wanda Joshua a/k/a Wanda M. Joshua; Jennifer Smith, as Personal Representative of the Estate of Maximilian Smith, Deceased; Jennifer Smith; Maximilian Alexander Smith; Roman Lucas Smith are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 24th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 1, HIGHLAND PARK MANOR, PLAT NUMBER 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE(S) 3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 28-30-18-947200-001150

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

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

Dated this 30th day of March, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By: /s/ Justin J. Kelley, Esq. Justin J. Kelley, Esq. Florida Bar No. 32106 File # 25-F00450 April 3, 10, 2026 26-00637K

FIRST INSERTION

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

Case No. 2024CA004567 Division 15

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

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

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

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

and commonly known as: 405 NW 5TH AVE, MULBERRY, FL 33860; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on May 22, 2026 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

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

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

Dated this March 31, 2026. By: /s/ David R. Byars David R. Byars Attorney for Plaintiff Invoice to: David R. Byars (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 110650/242625/CMP April 3, 10, 2026 26-00652K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE **BUSINESS OBSERVER**

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

Business Observer

--- SALES ---

FIRST INSERTION

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

CASE NO. 2025CA001014000000 FIFTH THIRD BANK, N.A.,

Plaintiff, vs. RUSTY JEORGE BREISINGER A/K/A RUSTY J. BREISINGER, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 10, 2026 in Civil Case No. 2025CA001014000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FIFTH THIRD BANK, N.A. is Plaintiff and Rusty George Breisinger a/k/a Rusty J. Breisinger, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th day of April, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to wit:

The South 30 feet of Lot 2 and All of Lot 3, Block F, Lake Pierce Heights, according to the map or

plat thereof as recorded in Plat Book 37, Page 22, of the Public Records of Polk County, Florida. Parcel Number: 28-29-05-936590-006030

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
25-11269FL
April 3, 10, 2026 26-00620K

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.: 2025CA003346A000BA LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs. SEECHARRAN PERSAUD; BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC.;

MALAWATTIE MANGAL-PERSAUD; 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 27 day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 109, BERKLEY RIDGE PHASE 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 169, PAGES 35 THROUGH 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PROPERTY ADDRESS: 5557 ORO VALLEY RD, AUBURNDALE, FL 33823

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

Dated this 30 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
25-03042
April 3, 10, 2026 26-00636K



Q What is a public notice?

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

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

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Q Are there different types of legal notices?

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

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

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

Q Who benefits from legal notices?

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

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

Q How much do legal notices cost?

A 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.



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

LV10237

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

FIRST INSERTION

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

Case #: 532025CA002384A000BA
**HSBC BANK USA, N.A.,
Plaintiff, vs.**

**LEI ZHU; WINDSOR ISLAND
RESORT HOMEOWNERS
ASSOCIATION, INC.; UNKNOWN
TENANT NO. 1; UNKNOWN
TENANT NO. 2; and ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED,
Defendant(s).**

TO: LEI ZHU
Last Known Address
1206 ALOHA BLVD
DAVENPORT, FL 33897
Current Residence is Unknown

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

LOT 297, WINDSOR ISLAND
RESORT, A SHORT TERM
RENTAL COMMUNITY, AC-
CORDING TO THE MAP
OR PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 178,
PAGE(S) 15 THROUGH 20, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.

has been filed against you and you are

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

Default date: April 30, 2026
DATED on March 23, 2026.

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

Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
6180-212828 / ME2
April 3, 10, 2026

26-00655K

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.:
532025CA004294A000BA

**U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.**

**MORGAN FOSTER; DAVENPORT
ESTATES HOMEOWNERS'
ASSOCIATION, INC.; DANIELLE
SCHULER; UNKNOWN TENANT
Defendants.**

NOTICE IS HEREBY GIVEN pursuant
to an Order or Final Judgment entered
in the above styled cause now pend-
ing 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 high-
est and best bidder for cash electroni-
cally at www.polk.realforeclose.com
at 10:00 AM on the 21 day of April,
2026, the following described property
as set forth in said Final Judgment, to
wit:

LOT 109, DAVENPORT ES-
TATES PHASE 2, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 179, PAGE(S)
5 THROUGH 8, INCLUSIVE,
OF THE PUBLIC RECORDS
OF POLK COUNTY, FLORIDA
PROPERTY ADDRESS:
911 AVENAL LN,
DAVENPORT, FL 33837

IF YOU ARE A PERSON CLAIMING
A RIGHT TO FUNDS REMAINING
AFTER THE SALE, YOU MUST FILE

A CLAIM WITH THE CLERK NO
LATER THAN THE DATE THAT
THE CLERK REPORTS THE FUNDS
AS UNCLAIMED. IF YOU FAIL TO
FILE A CLAIM, YOU WILL NOT BE
ENTITLED TO ANY REMAINING
FUNDS. AFTER THE FUNDS ARE
REPORTED AS UNCLAIMED, ONLY
THE OWNER OF RECORD AS OF
THE DATE OF THE LIS PENDENS
MAY CLAIM THE SURPLUS.

If you are a person with a disability
who needs any accommodation in
order to participate in this 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
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the scheduled
appearance is less than 7 days; if you
are hearing or voice impaired, call 711.

Dated this 25 day of 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
25-04087

April 3, 10, 2026

26-00618K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE COURT OF THE TENTH
JUDICIAL CIRCUIT, IN AND FOR
POLK COUNTY, FLORIDA,
PROBATE DIVISION

File No. 532026CP000196A000BA
IN RE: ESTATE OF:
**RAMIRO VELASQUEZ,
Deceased.**

The Administration of the Estate of
RAMIRO VELASQUEZ, deceased,
whose date of death was September 30,
2023, is pending in the Circuit Court for
Polk County, Florida, Probate Division,
the address of which is 355 N. Broad-
way Avenue, Bartow, Florida 33830.
The name and address of the Personal
Representative and the Personal Repre-
sentative's attorney are set forth below.

All creditors of the Decedent and
other persons having claims or de-
mands 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 PUBLI-
CATION OF THIS NOTICE OR 30
DAYS AFTER THE DATE OF SER-
VICE 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.

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 April 3, 2026.

/s/ Crystal Velasquez
**Crystal Velasquez,
Personal Representative**

/s/ Gwen E. Walkowiak
Gwen E. Walkowiak, Esquire
FBN: 573191
Attorney for Petitioner/
Personal Representative
gwenw@dhwpalaw.com
DHW LAW, P.A.,
24714 State Road 54,
Lutz, Florida 33559
(813) 962.3176

April 3, 10, 2026

26-00651K

**PUBLIC NOTICE OF INTENT
TO ISSUE AIR PERMIT**

Florida Department of
Environmental Protection
Southwest District
Draft Permit No. 1050192-019-AV
Carpenter Co., Carpenter Co.,
Insulation Division
Polk County, Florida

Applicant: The applicant for this project
is Carpenter Co. The applicant's
responsible official and mailing address
are: Tracy Lane, Operations Manager,
Carpenter Co., Carpenter Co., Insula-
tion Division, 5100 Frontage Road
South, Lakeland, Florida 33815-0901.

Facility Location: The applicant op-
erates the existing Carpenter Co., Insula-
tion Division facility, which is located in
Polk County at 5100 and 5150 Front-
age Road South in Lakeland, Florida.

Project: The applicant applied on
January 23, 2026 to the Department
for a Title V air operation permit re-
newal. This is a renewal of Title V Air
Operation Permit No. 1050192-018-AV.
This existing facility is comprised of two
independent manufacturing processes
located in adjacent plant buildings,
consisting of a expandable polystyrene
products manufacturing facility (locat-
ed at 5100 Frontage Road South) and a
flexible foam manufacturing and fabri-
cation facility (located at 5150 Frontage
Road South). The independent manu-
facturing processes are supported by
other operations, including the calcium
carbonate additive storage and hand-
ling process as well as miscellaneous
insignificant activities. The facility has
one 244 HP diesel-fired engine, used to
provide power to the fire pump during
emergency situations, that was installed
on February 21, 1991.

Permitting Authority: Applica-
tions for Title V air operation permits
are subject to review in accordance
with the provisions of Chapter 403,
Florida Statutes (F.S.) and Chapters
62-4, 62-210, and 62-213 of the Florida
Administrative Code (F.A.C.). The pro-
posed project is not exempt from air
permitting requirements and a Title V
air operation permit is required to op-
erate the facility. The Southwest District
is the Permitting Authority responsible
for making a permit determination for
this project. The Permitting Author-
ity's physical address is: 13051 North
Telecom Parkway, Suite 101, Temple
Terrace, Florida 33637-0926. The Per-
mitting Authority's mailing address is:
13051 North Telecom Parkway, Suite
101, Temple Terrace, Florida 33637-
0926. The Permitting Authority's
phone number is (813)-470-5700.

Project File: A complete project file
is available for public inspection dur-
ing the normal business hours of 8:00 a.m.
to 5:00 p.m., Monday through Friday

(except legal holidays), at the address
indicated above for the Permitting Au-
thority. The complete project file in-
cludes the draft permit, the Statement
of Basis, the application, and the in-
formation submitted by the applicant,
exclusive of confidential records under
Section 403.111, F.S. Interested persons
may view the draft permit by visit-
ing the following website: https://fldep.
dep.state.fl.us/air/emission/apds/de-
fault.asp and entering the permit num-
ber shown above. Interested persons
may contact the Permitting Authority's
project review engineer for additional
information at the address or phone
number listed above.

Notice of Intent to Issue Permit:
The Permitting Authority gives notice
of its intent to issue a renewed Title V
air operation permit to the applicant
for the project described above. The
applicant has provided reasonable as-
surance that continued operation of the
existing equipment will not adversely
impact air quality and that the project
will comply with all appropriate provi-
sions of Chapters 62-4, 62-204, 62-210,
62-212, 62-213, 62-296 and 62-297,
F.A.C. The Permitting Authority will is-
sue a proposed permit and subsequent
final permit in accordance with the con-
ditions of the draft permit unless a re-
sponse received in accordance with the
following procedures results in a differ-
ent decision or a significant change of
terms or conditions.

Comments: The Permitting Au-
thority will accept written comments
concerning the draft Title V air opera-
tion permit for a period of 30 days from
the date of publication of the Public
Notice. Written comments must be
received by the close of business (5:00
p.m.), on or before the end of this 30-
day period by the Permitting Authority
at the above address. As part of his or
her comments, any person may also
request that the Permitting Authority
hold a public meeting on this permit-
ting action. If the Permitting Author-
ity determines there is sufficient inter-
est for a public meeting, it will publish
notice of the time, date, and location
in the Florida Administrative Register
(FAR). If a public meeting is requested
within the 30-day comment period and
conducted by the Permitting Authority,
any oral and written comments received
during the public meeting will also be
considered by the Permitting Authority.
If timely received written comments or
comments received at a public meet-
ing result in a significant change to the
draft permit, the Permitting Authority
shall issue a revised draft permit and
require, if applicable, another Public
Notice. All comments filed will be
made available for public inspection.
For additional information, contact the

FIRST INSERTION

Permitting Authority at the above ad-
dress or phone number.

Petitions: A person whose sub-
stantial interests are affected by the
proposed permitting decision may pe-
tition for an administrative hearing in
accordance with Sections 120.569 and
120.57, F.S. Petitions filed by any per-
sons other than those entitled to written
notice under Section 120.60(3), F.S.,
must be filed within 14 days of publica-
tion of the Public Notice or receipt of a
written notice, whichever occurs first.
Under Section 120.60(3), F.S., however,
any person who asked the Permitting
Authority for notice of agency action
may file a petition within 14 days of
receipt of that notice, regardless of the
date of publication. A petitioner shall
mail a copy of the petition to the ap-
plicant at the address indicated above,
at the time of filing. A petition for ad-
ministrative hearing must contain the
information set forth below and must
be filed (received) with the Agency
Clerk in the Office of General Counsel,
3900 Commonwealth Boulevard, MS
35, Tallahassee, Florida 32399-3000,
Agency_Clerk@dep.state.fl.us, before
the deadline. The failure of any person
to file a petition within the appropriate
time period shall constitute a waiver of
that person's right to request an admin-
istrative determination (hearing) under
Sections 120.569 and 120.57, F.S., or to
intervene in this proceeding and partici-
pate as a party to it. Any subsequent
intervention (in a proceeding initiated
by another party) will be only at the ap-
proval of the presiding officer upon the
filing of a motion in compliance with
Rule 28-106.205, F.A.C.

A petition that disputes the material
facts on which the Permitting Author-
ity's action is based must contain the
following information: (a) The name
and address of each agency affected
and each agency's file or identification
number, if known; (b) The name, ad-
dress, any email address, telephone
number and any facsimile number of
the petitioner; the name, address, any
email address, telephone number, and
any facsimile number of the petitioner's
representative, if any, which shall be
the address for service purposes dur-
ing the course of the proceeding; and
an explanation of how the petitioner's
substantial interests will be affected by
the agency determination; (c) A state-
ment of when and how each petitioner
received notice of the agency action or
proposed decision; (d) A statement of
all disputed issues of material fact. If
there are none, the petition must so
indicate; (e) A concise statement of the
ultimate facts alleged, including the
specific facts the petitioner contends
warrant reversal or modification of the
agency's proposed action; (f) A state-

ment of the specific rules or statutes the
petitioner contends require reversal or
modification of the agency's proposed
action including an explanation of how
the alleged facts relate to the specific
rules or statutes; and, (g) A statement
of the relief sought by the petitioner,
stating precisely the action the peti-
tioner wishes the agency to take with
respect to the agency's proposed action.
A petition that does not dispute the ma-
terial facts upon which the Permitting
Authority's action is based shall state
that no such facts are in dispute and
otherwise shall contain the same infor-
mation as set forth above, as required
by Rule 28-106.301, F.A.C.

Because the administrative hearing
process is designed to formulate final
agency action, the filing of a petition
means that the Permitting Authority's
final action may be different from the
position taken by it in this written no-
tice of Intent to Issue Air Permit. Per-
sons whose substantial interests will
be affected by any such final decision
of the Permitting Authority on the ap-
plication have the right to petition to
become a party to the proceeding, in
accordance with the requirements set
forth above.

Mediation: Mediation is not avail-
able in this proceeding.

Objections: Finally, pursuant to 42
United States Code (U.S.C.) Section
7661d(b)(2), any person may petition
the Administrator of the EPA within 60
days of the expiration of the Adminis-
trator's 45-day review period as estab-
lished at 42 U.S.C. Section 7661d(b)(1),
to object to the issuance of any Title V
air operation permit. Any petition shall
be based only on objections to the per-
mit that were raised with reasonable
specificity during the 30-day public
comment period provided in the Public
Notice, unless the petitioner demon-
strates to the Administrator of the EPA
that it was impracticable to raise such
objections within the comment period
or unless the grounds for such objection
arose after the comment period. Filing
of a petition with the Administrator of
the EPA does not stay the effective date
of any permit properly issued pursuant
to the provisions of Chapter 62-213,
F.A.C. Petitions filed with the Admin-
istrator of EPA must meet the require-
ments of 42 U.S.C. Section 7661d(b)(2)
and must be filed with the Administra-
tor of the EPA at: U.S. Environmental
Protection Agency, Office of the Admin-
istrator, 1200 Pennsylvania Avenue,
N.W., Mail Code: 1101A, Washington,
DC 20460. For more information re-
garding EPA review and objections,
visit EPA's Region 4 web site at http://
www2.epa.gov/caa-permitting/florida-
proposed-title-v-permits.

April 3, 2026

26-00644K

FIRST INSERTION

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

CASE NO.: 2024CA004307

**LEGACY PARK MASTER
HOMEOWNERS' ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.**

**CHRISTOPHER EVANS KIRK,
individually; UNKNOWN SPOUSE
OF CHRISTOPHER EVANS KIRK,
Defendants.**

NOTICE is hereby given pursuant to
a Final Judgment of Foreclosure and
Award of Attorneys Fees and Costs,
dated March 16, 2026, and entered in
Case Number: 2024CA004307, of the
Circuit Court in and for Polk County,
Florida, wherein LEGACY PARK
MASTER HOMEOWNERS' ASSO-
CIATION, INC., is the Plaintiff, and
CHRISTOPHER EVANS KIRK, in-
dividually; UNKNOWN SPOUSE OF
CHRISTOPHER EVANS KIRK; 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
30th day of April, 2026 the following
described property as set forth in said
Summary Final Judgment of Foreclo-
sure and Award of Attorneys Fees and
Costs, to-wit:

Property Address: 672 Chelsea
Drive, Davenport, Florida 33897
Property Description:
Lot 162, Towns of Legacy Park,
according to the map or plat
thereof, as recorded in Plat Book
129, Page(s) 36 through 38, in-
clusive, 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 pro-
vision of certain assistance. Please con-
tact the Office of the Court Administra-
tor, 255 N. Broadway Avenue, Bartow,
Florida 33830, (863) 534-4686, at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.

/s/ Shelby Pfannerstill
Patrick J. Burton
Florida Bar No.: 0098460
Brian S. Hess
Florida Bar No.: 0725072
Helena G. Malchow
Florida Bar No.: 0968323
Eryn M. McConnell
Florida Bar No.: 0018858
Rebecca Blechman
Florida Bar No.: 0121474
Jennifer Peattie
Florida Bar No.: 0127602
Shelby Pfannerstill
Florida Bar No.: 1058704
Nelson Crespo
Florida Bar No.: 0121499
Arthur Barksdale
Florida Bar No.: 0040628
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
April 3, 10, 2026

26-00614K

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.: 2024CA00342000000

**U.S. BANK N.A., IN ITS CAPACITY
AS TRUSTEE FOR THE
REGISTERED HOLDERS OF
HOME EQUITY ASSET TRUST
2005-9, HOME EQUITY PASS-
THROUGH CERTIFICATES,
SERIES 2005-9,
Plaintiff, vs.**

**UNKNOWN HEIRS,
BENEFICIARIES, DEVEISEES,
SURVIVING SPOUSE,
GRANTEES; ANDREW
ELLIOTT; HIGHLAND CREST
HOMEOWNERS' ASSOCIATION,
INC.; UNKNOWN TENANT
#1 N/K/A JOYCE CHASE;
CHRISTOPHER ELLIOTT, JR.;
CONNER ELLIOTT; PATRICIA
ELLIOTT; ANDREW ELLIOTT, AS
PERSONAL REPRESENTATIVE OF
THE ESTATE OF; 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, DEVEISEES,
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 March 13, 2026 in Civil
Case No. 2024CA00342000000, of the
Circuit Court of the TENTH Judicial
Circuit in and for Polk County, Florida,
wherein, U.S. BANK N.A., IN ITS CA-
PACITY AS TRUSTEE FOR THE REG-
ISTERED HOLDERS OF HOME EQ-
UITY ASSET TRUST 2005-9, HOME
EQUITY PASS-THROUGH CERTIFI-
CATES, SERIES 2005-9 is the Plaintiff,
and UNKNOWN HEIRS, BENEFI-
CIARIES, DEVEISEES, SURVIVING
SPOUSE, GRANTEES; ANDREW EL-
LIOTT; HIGHLAND CREST HOME-
OWNERS' ASSOCIATION, INC.; UN-
KNOWN TENANT #1 N/K/A JOYCE
CHASE; CHRISTOPHER ELLIOTT,
JR.; CONNER ELLIOTT; PATRICIA
ELLIOTT; ANDREW ELLIOTT, AS

PERSONAL REPRESENTATIVE OF
THE ESTATE OF; ANY AND ALL UN-
KNOWN 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 PART-
IES MAY CLAIM AN INTEREST
AS SPOUSES, HEIRS, DEVEISEES,
GRANTEES, OR OTHER CLAIM-
ANTS are Defendants.

The Clerk of the Court, Stacy M. But-
terfield, CPA will sell to the highest bid-
der for cash at www.polk.realforeclose.
com on June 9, 2026 at 10:00:00 AM
EST to the following described real prop-
erty as set forth in said Final Judgment,
to wit:

LOT 27, HIGHLAND CREST
PHASE I, ACCORDING TO
THE PLAT THEREOF, RE-
CORDED IN PLAT BOOK 119,
PAGE 36, 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 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 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 23rd day of March, 2023.
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/ Kyle King
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-16484B
April 3, 10, 2026

26-00615K

**PUBLISH
YOUR
LEGAL NOTICE**
Call 941-906-9386
and select the appropriate County
name from the menu.
or email
legal@businessobserverfl.com

**HOW TO
PUBLISH YOUR
LEGAL NOTICE**
IN THE
BUSINESS
OBSERVER
CALL
941-906-9386
and select the appropriate County
name from the menu option
OR
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**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. 2025CA005007A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ATHARA BERGMAN, et al., Defendant. To: ATHARA BERGMAN 540 FRANCIS BLVD, LAKELAND, FL 33801 TRISTAN BERGMAN 540 FRANCIS BLVD, LAKELAND, FL 33801

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 May 1, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 24 day of March, 2026.

STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY As Clerk of the Court (SEAL) BY: Ashley Saunders 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 25-13061FL April 3, 10, 2026 26-00622K

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.

532025CA005125A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ALEXANDRA LORENA OCON AND JAZMINE PANTALEON, et al. Defendant(s). To: ALEXANDRA LORENA OCON, JAZMINE PANTALEON, UNKNOWN SPOUSE OF ALEXANDRA LORENA OCON, UNKNOWN SPOUSE OF JAZMINE PANTALEON, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 42, VILLAMAR PHASE 5, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 194, PAGES 46 THROUGH 51, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-

gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before May 1, 2026 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this 25 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 25-348946 April 3, 10, 2026 26-00623K

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. 53-2025-CA-004880 Division 07

ORIENTAL BANK Plaintiff, vs. THEOMANA MCALLISTER, et al. Defendants. To: THEOMANA MCALLISTER CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 1879 N LAKE ELOISE DR WINTER HAVEN, FL 33884 UNKNOWN SPOUSE OF THEOMANA MCALLISTER CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 1879 N LAKE ELOISE DR WINTER HAVEN, FL 33884

You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 327, ELOISE WOODS, LAKE ROY UNIT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 14, PAGES 19, 19A AND 19B, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

commonly known as 1879 N LAKE ELOISE DR, WINTER HAVEN, FL 33884 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on George Zamora of Kass Shuler, P.A., plaintiff's

attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before April 27, 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: March 20, 2026.

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

George Zamora Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 339408/2426826/MTS April 3, 10, 2026 26-00638K

FIRST INSERTION

Notice of Foreclosure Sale IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.: 2025-CC-005525 LIEN & MEAN, LLC, a Florida limited liability company Plaintiff, v.

ADAM MARCIN TARNOWSKI, PATRYCJA TARNOWSKA, AND UNKNOWN TENANT(S) IN POSSESSION, IF ANY, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 12, 2026 and entered in Case No. 2025CC005525A-000BA of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, whereby LIEN & MEAN, LLC, a Florida limited liability company, is the Plaintiff and ADAM MARCIN TARNOWSKI, PATRYCJA TARNOWSKA, AND UNKNOWN TENANT(S) IN POSSESSION are the Defendants. Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 a.m. on June 15, 2026 the following described property as set forth in the Final Judgment of Foreclosure, to wit:

Parcel ID: 27-30-27-000000-022080 TRACT NO. 372: THE EAST 330 FEET OF THE WEST 3630 FEET OF THE NORTH 165 FEET OF THE SOUTH 990 FEET OF THE EAST 3/4 OF THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA. THE

original with the Clerk of the above-styled Court on or before May 1st, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 24 day of March, 2026. STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY As Clerk of the Court BY: /s/ Ashley Saunders 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 25-13061FL April 3, 10, 2026 26-00639K

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. 2025CA005007A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ATHARA BERGMAN, et al., Defendant.

To: ATHARA BERGMAN 540 FRANCIS BLVD, LAKELAND, FL 33801 TRISTAN BERGMAN 540 FRANCIS BLVD, LAKELAND, FL 33801 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 12, BLOCK 7, BILTMORE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 41, 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

SOUTH 30 FEET THEREOF SUBJECT TO AN EASEMENT FOR ROAD RIGHT-OF-WAY. TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Dated on March 23, 2026. /s/ Rene S. Griffith RENE S. GRIFFITH Florida Bar No. 0041208 Attorney for Plaintiff 4260 S.E. Federal Highway Stuart, Florida 34997 Telephone (772) 546-4101 rene@beamnubuyland.com April 3, 10, 2026 26-00648K

original with the Clerk of the above-styled Court on or before May 1st, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 24 day of March, 2026. STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY As Clerk of the Court BY: /s/ Ashley Saunders 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 25-13061FL April 3, 10, 2026 26-00639K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA003416A000BA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. JAMES MILNES, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Amended Summary Final Judgment of Foreclosure entered March 5, 2026 in Civil Case No. 2025CA003416A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and James Milnes, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 21 day of April, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: The West 45 feet of Lot 16 and the East 90 feet of Lot 17, ALTA

VISTA, a subdivision according to the plat thereof recorded in Plat Book 2, Page 65, of the Public Records of Polk County, Florida.

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

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

/s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-11303FL April 3, 10, 2026 26-00617K

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.

532025CA001849A000BA LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC, a Florida non-profit Corporation, Plaintiff, vs. JUAN CARLOS ALVARADO PABON, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated March 26, 2026 in Case No. 532025CA001849A000BA the Circuit Court in and for Polk County, Florida wherein LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC, a Florida non-profit Corporation, is Plaintiff, and JUAN CARLOS ALVARADO PABON, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on APRIL 30, 2026. () www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 40, LAKESIDE LANDINGS PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 168, PAGES 5 THROUGH 7, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA. A/K/A: 3281 ROYAL TERN DRIVE, WINTER HAVEN, FL 33881.

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

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

Dated: March 30, 2026 FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@fclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 April 3, 10, 2026 26-00647K

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. 2025CA003949A000BA NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, Plaintiff, vs. CAMERIN HANSON A/K/A CAMERIN LEE HANSON, et al., Defendants.

To: CAMERIN HANSON A/K/A CAMERIN LEE HANSON 1211 VALLEY HILL DR, LAKELAND, FL 33813 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 4, VALLEY HILL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 46, 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 4/30/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the day of MAR 24 2026.

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

MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-11256FL April 3, 10, 2026 26-00645K

FIRST INSERTION

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

532025CA005196A000BA U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF PRPM 2024-NQM4 TRUST, Plaintiff, v. WULF PAK PROPERTIES LLC; et al, Defendant(s).

To the following Defendant(s): BAG INVESTMENTS LLC (Last Known Address: OVADIA, REBECCA 8368 NW 70 ST., MIAMI, FL 33166)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOT 39, SKYVIEW HEIGHTS UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGES 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 1417 DOLPHIN DR, LAKELAND, FL 33801

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

| Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 5-4-26, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 26 day of March 2026.

STACY M. BUTTERFIELD As Clerk of the Court (SEAL) By Ashley Saunders As Deputy Clerk

Ghidotti | Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 April 3, 10, 2026 26-00649K

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

SUBSEQUENT INSERTIONS

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

--- PUBLIC SALES / ACTIONS ---

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. 2025CA004983A000BA Plaintiff, vs. KACI D. MULLINS AND SEAN A. MULLINS, et al. Defendant(s). TO: SEAN A. MULLINS, KACI D. MULLINS, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 13, BLOCK C, PLANTER'S WALK PHASE THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 96, PAGE(S) 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 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: Carolyn Mack DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-355259 April 3, 10, 2026 26-00621K

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 fictitious name of Weber Environmental Services LLC located at: 5935 State Road 542 West in the city of Winter Haven, FL 33880 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 30th day of March 2026. OWNER: Continuum Services Florida LLC 5935 State Road 542 West Winter Haven, FL 33880 April 3, 2026 26-00641K

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 Red Army Futbol located at 470 Citi Centre St #1071 in the City of Winter Haven, Polk, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of March, 2026 Red Army Holdings LLC April 3, 2026 26-00642K

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 HighTower Productions located at 1105 Citrus Landings Blvd 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 30th day of March, 2026 Vivian Molokwu April 3, 2026 26-00643K

SECOND INSERTION

ADVERTISEMANT 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 HALLOWEEN 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

SECOND 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's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

Lot 121, Northbridge 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, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 Mar. 27; Apr. 3, 2026 26-00570K

SECOND 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 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 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

SECOND 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, Northbridge 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

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. 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,

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, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 Mar. 27; Apr. 3, 2026 26-00570K

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, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-10700FL Mar. 27; Apr. 3, 2026 26-00533K

SECOND INSERTION

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

CASE NO.: 2024-CA-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

SECOND 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, GRANTEEES, 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: joe@sanoba.com THE SANOBA LAW FIRM 422 South Florida Avenue Lakeland, Florida 33801 Phone: (863) 683-5353 Fax: (863) 683-2237 Attorneys for Plaintiff Mar. 27; Apr. 3, 2026 26-00566K

SECOND 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/ Tiffany N. Brown TIFFANI N. BROWN, ESQ. Florida Bar No. 1008812 Tiffany 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

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. 1V182Z-LP

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

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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CA000319000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, 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 MOBILITY 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

SECOND 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

SECOND INSERTION

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

SECOND 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 E.S. 715.109: A 1993 GLEN mobile home bearing vehicle identification numbers FLFLP79A10906GB and FLFLP-79B10906GB 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

SECOND 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 v.

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

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

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

SECOND 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:

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

THIRD 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 RAE LYNN 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 Eidschink
Deputy Clerk

IF A NON-LAWYER HELPED YOU FILL OUT THIS FORM, HE/SHE MUST FILL IN THE BLANKS BELOW: I, Thomas Brown from www.Stepparent Adoption Forms.com, a non-lawyer located at 29834 N. Cave Creek Rd Ste 118-145, Cave Creek, AZ 85331, 888-228-9742, helped Eddy Dean Sanders II, who is the petitioner, fill out this form by internet access.
Mar. 20, 27; Apr. 3, 10, 2026 26-00519K

SECOND 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

SECOND INSERTION

ADVERTISEMENT OF SALE

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

SECOND 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 PHANORD, 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 upon 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

SECOND 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

SECOND 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

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

SECOND INSERTION

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

SECOND INSERTION

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

--- ACTIONS / ESTATE ---

THIRD 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 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@mwllison.com
Attorney for Personal Representative
Mar. 27; Apr. 3, 2026 26-00534K

SECOND 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 EMMAUEL SPENCER,
Deceased**

The administration of the estate of SEDRICK EMMAUEL 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:
Everton 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:
majlaw@tampabay.rr.com
Mar. 27; Apr. 3, 2026 26-00572K

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. 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

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. 2025CA005018A000BA
GTE FEDERAL CREDIT UNION
D/B/A GTE FINANCIAL
Plaintiff, vs.
SHERELL 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

SECOND 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 NORTHEASTLY 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.

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

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

SECOND 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

SECOND 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 ½ 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

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. 2026CA000227A000BA
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEWISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF PAUL
GERARD FOYTE, DECEASED.**

**Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAUL GERARD FOYTE, DECEASED, and THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, 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:

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

FOURTH INSERTION

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

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

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

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

Parcel 1:
Lot 20, Block 278, Indian Lake Estates Unit No. 9 (Revised), according to the plat thereof recorded in Plat Book 40, Page 42, of the Public Records of Polk County, Florida. A/K/A 0 Gailardia Dr Indian Lake Estates, FL 33855 and Polk County Parcel ID 29-31-13-994090-029120 ("Parcel 3").
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 29-31-13-994090-029119 ("Parcel 2").
Parcel 3:
26-00435K

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before 4/13/2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

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

--- PUBLIC SALES / ESTATE / 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. 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

SECOND INSERTION

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

CASE NO.: 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. **GHDOTTI | 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@ghdottiberger.com
Mar. 27; Apr. 3, 2026 26-00598K

SECOND 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
Spartanburg, Florida 32192-0837
Telephone: 352/575-0734
Email: esellersjr@gmail.com
Attorney for Personal Representative
Mar. 27; Apr. 3, 2026 26-00607K

SECOND 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, TINLEY 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

SECOND 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 § 732.2211.

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

SECOND INSERTION

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

CASE NO. 2025CA001282A000BA CARRINGTON MORTGAGE SERVICES, LLC, 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

SECOND 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 44 Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail: flrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein, Esq.
FBN: 1039538
File No: 2390.000827
Mar. 27; Apr. 3, 2026 26-00610K

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 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

Business Observer
FLORIDA'S NEWSPAPER FOR THE C-SUITE

IV00978_V12

--- SALES / ACTIONS ---

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. 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 DERRIC 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, ACCORDING 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 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 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

SECOND 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 Magnolia Preserve Avenue, Winter Haven, FL 33880
 YOU ARE NOTIFIED that an action 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 Records of Polk County, Florida.
 Property Address: 4725 Magnolia Preserve Avenue, Winter Haven, FL 33880
 has been filed against you and you are required to serve a copy of your written 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 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 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

SECOND 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, deceased, whose date of death was July 3, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is PO Box 9000, Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against 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: 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

SECOND 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 LEVELLE ROSIER, Respondent.
 TO: Leveille Rosier 535 Avenue E SE, Winter Haven, FL 33880
 YOU ARE NOTIFIED THAT an action 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 Winette 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 petition.
 The action is asking the court to decide how the following real or personal property should be divided: {insert

"none" or, if applicable, 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} 535 Ave E SE, Winter 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 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 address(es) 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.
 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

SECOND INSERTION

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 Remtulla, 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 before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 DATED ON 3/17, 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

SECOND INSERTION

NOTICE OF SALE UNDER E.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 FERREIRA SEMPRUN & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.
 Notice is given that under a Final Summary Judgment dated March 17, 2026, and in Case No. 2024CC001673 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which TIERRA DEL SOL EAST HOMEOWNERS ASSOCIATION INC., the Plaintiff and DEIBY JOSE GARCIA COLMENARES & MARY ANDREINA FERREIRA 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 Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand this 23rd day of March 2026.
 By: /s/ Karen J. Wonsotler Karen J. Wonsotler, Esq., Florida Bar No. 140929 WONSOTLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803 Primary E-Mail for service: Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843 Attorney for Plaintiff
 Mar. 27; Apr. 3, 2026 26-00586K

SECOND 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 regarding 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 Circuit Court's office notified of your current 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 office.
 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

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. 2025CA004117A000BA
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. WILSON URENA, et al. Defendant(s).
 TO: UNKNOWN SPOUSE OF WILSON 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 foreclosed 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 RECORDED 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 written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /30 days

from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Default Date: 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

SECOND 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 Judgment 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 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, 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 Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Submitted by: 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



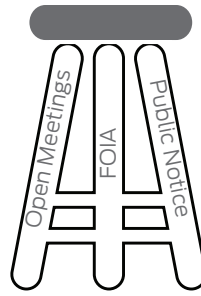
How much do legal notices cost?
 The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.
 The public is well-served by notices published in a community newspaper.
VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
 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**

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

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

- Accessibility**
- Independence**
- Verifiability**
- Archivability**

Publishing notices on the internet is neither cheap nor free

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



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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

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

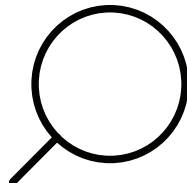


Citizens continue to learn about vital civic matters from newspaper notices.

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

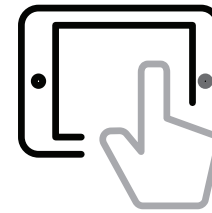
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



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