

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: MAY 18 2026: CBA LAKELAND HEIGHTS LLC DBA: CHRISTIAN BROTHERS AUTOMOTIVE LAKELAND 6585 S FLORIDA AVE LAKELAND FL 33813 PHONE:(863) 204-0233 MV107828 2016 BMW WBA5A7C56GG145559 \$6,026.30
April 17, 2026 26-00715K

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Cuauhtemo Hernandez & Maria Ramirez, desiring to engage in business under the fictitious name THE REZERVE located at 9118 Medicine Man Trl, Lakeland FL 33809, 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 17, 2026 26-00716K

FIRST INSERTION

Notice is hereby given that Cuauhtemo Hernandez & Maria Ramirez, desiring to engage in business under the fictitious name THE REZERVE located at 9118 Medicine Man Trl, Lakeland FL 33809, 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.
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April 17, 2026 26-00716K

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April 17, 2026 26-00716K

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April 17, 2026 26-00716K

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April 17, 2026 26-00716K

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 Rare Fruit Trees located at 1432 S Lake Reedy Blvd in the City of Frostproof, Polk, FL 33843 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of April, 2026
Sacred Pines Inc
Josh Ridenour
April 17, 2026 26-00732K

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 Rare Fruit Tree Nursery located at 1432 S Lake Reedy Blvd in the City of Frostproof, Polk, FL 33843 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of April, 2026
Sacred Pines Inc
Josh Ridenour
April 17, 2026 26-00733K

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 Horizon Marin located at 2302 Hawthorne Trail in the City of Lakeland, Polk, FL 33803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 12th day of April, 2026
Vince Strawbridge
Vince Strawbridge
April 17, 2026 26-00734K

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 Georgetowne Manor Homes located at 1501 Ariana Street in the City of Lakeland, Polk, FL 33815 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of April, 2026
AGRE MHC Homes II LLC
April 17, 2026 26-00738K

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 1969 NBLT mobile home bearing vehicle identification number N1290 and all personal items

FIRST INSERTION

CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF RESCHEDULED APRIL MEETING

Notice is hereby given that the previously scheduled April 22, 2026 Regular Meeting of the Board of Supervisors ("Board") of the Cedar Crossings Community Development District ("District") has been rescheduled to be held on April 29, 2026 at 1:00 p.m., at the Oakland Neighborhood Center, 915 Ave. E, Haines City, FL 33844.

The purpose of the meeting is for the Board to consider any and all business that may properly come before it. 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 the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0888, during normal business hours, or by visiting the District's website, <https://cedarcrossingscdd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 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.

District Manager
April 17, 2026 26-00722K

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 Sunset Living Realty located at 2539 Ladoga Dr in the City of Lakeland, Polk, FL 33805 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of April, 2026
Swan City Realty LLC
Tonya Lockamy
April 17, 2026 26-00723K

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 NILKANTH TRAVELS USA located at 2841 GRANDBURY GROVE RD in the City of LAKELAND, Polk, FL 33811 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 22nd day of March, 2026
Pramukh Travels LLC
Kirtan S Patel
April 17, 2026 26-00724K

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 1972 OKAR mobile home bearing vehicle identification number OF22097 and all personal items located inside the mobile home. Last Tenant: Janice Louise Harrison. Sale to be held at: Cypress Harbor, 3400 Cypress Gardens Road, Winter Haven, Florida 33884, (305)-565-3895.
April 17, 24, 2026 26-00757K

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 Fish Haven Homes located at 1 Fish Haven Road in the City of Auburndale, Polk, FL 33823 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of April, 2026
AGRE MHC Homes II LLC
April 17, 2026 26-00739K

FIRST INSERTION

NOTICE OF PUBLIC SALE

located inside the mobile home. Last Tenant: William Clarence Lane and Edna Vinelle Fladland. Sale to be held at: Cypress Harbor, 3400 Cypress Gardens Road, Winter Haven, Florida 33884, (305)-565-3895.
April 17, 24, 2026 26-00758K

FIRST INSERTION

NOTICE OF PUBLIC SALE

located inside the mobile home. Last Tenant: William Clarence Lane and Edna Vinelle Fladland. Sale to be held at: Cypress Harbor, 3400 Cypress Gardens Road, Winter Haven, Florida 33884, (305)-565-3895.
April 17, 24, 2026 26-00758K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 532026CP000813A000BA IN RE: ESTATE OF MIRTA GARCIA a/k/a MIRTA E. GARCIA Deceased.

The administration of the estate of Mirta Garcia a/k/a Mirta E. Garcia, deceased, whose date of death was February 18, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 988, CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 17, 2026.

Personal Representative:
Ricardo Garcia
3650 Drane Field Road
Lakeland, Florida 33811
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 17, 24, 2026 26-00713K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No.: 2026-CP-001064 Division: Probate IN RE: ESTATE OF Julio Torres, Deceased.

The administration of the estate of Julio Torres, deceased, whose date of death was January 06, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. 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 ON OR BEFORE THE LATER OF THE DATE THAT IS 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.

A personal representative or curator has no duty to discover whether any property held at the time of the dece-

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP000219A000BA Division 14 IN RE: ESTATE OF JOANNE C. HOWARD, Deceased.

The administration of the estate of Joanne C. Howard, deceased, whose date of death was December 1, 2018, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 17, 2026.

Personal Representative:
Angelica E. Douglas
2113 Derringer Ct.
Kissimmee, Florida 34743
Attorney for Personal Representative:
MAUREEN A. ARAGO, Attorney
Florida Bar Number: 835821
Arago Law Firm, PLLC
230 E. Monument Ave.,
Suite A
Kissimmee, FL 34741
Telephone: (407) 344-1185
E-Mail: maureenarago@aragolaw.com
Secondary E-Mail: colleen@aragolaw.com
April 17, 24, 2026 26-00714K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA File Number: 2026CP-000760 Probate Division IN RE: ESTATE OF CRYSTAL DAWN KENNEY, Deceased

The estate of Crystal Dawn Kenney, deceased, File Number 2026CP-000760 is pending in the Circuit Court for Polk County, Florida, 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is April 17, 2026.

All creditors and those having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above named court within the later of 3 months after the date of the first publication of this notice or 30 days after the date of service of a copy of this notice on them.

All other creditors having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, are required to file their claims with the above-named court within 3 months after the date of the first publication of this notice.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

Personal Representative
Debra Bailey
Post Office Box 994
Highland City, Florida 33846
Krista Mahalak
Florida Bar No. 78231
Peterson & Myers, P.A.
P.O. Box 7608
Winter Haven, FL 33883
Telephone (863) 294-3360
kmahalak@peteronmyers.com
dhughes@peteronmyers.com
Attorneys for Personal Representative
April 17, 24, 2026 26-00711K

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 Lucerne Lakeside Homes located at 39 Azalea Drive in the City of Winter Haven, Polk, FL 33881 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of April, 2026
AGRE MHC Homes II LLC
April 17, 2026 26-00737K

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 Nixie Technologies located at 1659 Fruitwood Dr in the City of Lakeland, Polk, FL 33805 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of April, 2026
Kevin Racktoo and Elisa Rexinger
April 17, 2026 26-00744K

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 1997 NOBI mobile home bearing the vehicle identification numbers N87725A and N87725B and all personal items located inside the mobile home. Last Tenant: Philip R. Fryman. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-0275.
April 17, 24, 2026 26-00760K



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

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

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 ACTION
CASE NO.:**

**532025CA001156A000BA
DIVISION: 04
YOULAND, INC.,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS,
DEVEISEES, BENEFICIARIES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF RICHARD DELOACH
A/K/A RICHARD L. DELOACH,
SR. A/K/A RICHARD LEE
DELOACH A/K/A RICHARD LEE
S. DELOACH, et al.,
Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 9, 2026, and entered in Case No. 2025-CA-001156 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which YOULAND INC., is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEVEISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RICHARD DELOACH A/K/A RICHARD L. DELOACH, SR. A/K/A RICHARD LEE DELOACH A/K/A RICHARD LEE S. DELOACH, DECEASED; UNKNOWN SPOUSE OF RICHARD DELOACH A/K/A RICHARD L. DELOACH, SR. A/K/A RICHARD LEE DELOACH A/K/A RICHARD LEE S. DELOACH, DECEASED; LASHONDA BRIGHT, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD DELOACH A/K/A RICHARD L. DELOACH, SR. A/K/A RICHARD LEE DELOACH A/K/A RICHARD LEE S. DELOACH, DECEASED; DAKESHA DELOACH; DAKETA DELOACH; DERRICK DELOACH; LATASHA DELOACH; RYAN DELOACH; RICHARD DELOACH, JR.; WHITNEY DELOACH; LATOYA DELOACH-ANGLIN; LATRAIL GASKINS; LATREASURE GASKINS; UNKNOWN TENANT #1 130 D STREET, UNIT 2 N/K/A NATHANIEL HUNT; UNKNOWN TENANT

#1 130 D. STREET, UNIT 3 N/K/A GEORGIA TOSKY; UNKNOWN TENANT #1 130 D. STREET, UNIT 4 N/K/A SHERI ANDERSON are defendants, Stacy M. Butterfield, CPA, Clerk of the Court, will sell to the highest and best bidder for cash in/on <http://www.polk.realforeclose.com/> in accordance with chapter 45 Florida Statutes, Polk County, Florida on May 11 2026 at 10:00 am the following described property as set forth in said Final Judgment of Foreclosure:

LOT 8, BLOCK 1, LINCOLN PARK ADD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 19 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PARCEL IDENTIFICATION NUMBER: 27-29-35-880000-001080
PROPERTY ADDRESS: 130 D STREET, Unit 1, 2, 3, 4, LAKE WALES, FLORIDA 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. 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.

/s/ Damian G. Waldman
Damian G. Waldman, Esq.
Florida Bar No. 0090502
David John Miller, Esq.
Florida Bar No. 69995
Law Offices of
Damian G. Waldman, P.A.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwardmanlaw.com
Email 2: david@dwardmanlaw.com
E-Service: service@dwardmanlaw.com
Attorneys for Plaintiff
April 17, 24, 2026 26-00736K

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO. 2025CA002465A000BA
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.
HELEN MENEELY;
Defendants**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated March 20, 2026, and entered in Case No. 2025CA002465A-000BA, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. LAKEVIEW LOAN SERVICING, LLC, is Plaintiff and HELEN MENEELY, 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 19TH day of MAY, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 50, OF LAKE SILVER TERRACE, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 41, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your

scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Si ou se 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 Administrative, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyaman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 9th day of April, 2026
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
RM20684-25NS/sap
April 17, 24 2026 26-00700K

FIRST INSERTION

**WEDGEWOOD COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF ORGANIZATIONAL MEETING**

Notice is hereby given that the Board of Supervisors ("Board") of the Wedgewood Community Development District (the "District"), located in Polk County, will hold an Organizational Meeting on May 13, 2026, immediately following adjournment of Grenelefe Community Development District Organizational Meeting, scheduled to commence at 12:30 p.m., or as soon thereafter as the matter may be heard, at 5137 South Lakeland Drive, Suite 3, Lakeland, Florida 33813.

The meeting is being held for the necessary public purpose of considering certain organizational matters of the Board to include election of certain District officers, the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board, and to conduct any other business that may come before the Board.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law. 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 the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889, during normal business hours.

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 (877) 276-0889 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.

District Manager
April 17, 2026 26-00728K

FIRST INSERTION

**GRENELEFE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF ORGANIZATIONAL MEETING**

Notice is hereby given that the Board of Supervisors ("Board") of the Grenelefe Community Development District ("District"), located in Polk County, will hold an Organizational Meeting on May 13, 2026 at 12:30 p.m., at 5137 South Lakeland Drive, Suite 3, Lakeland, Florida 33813.

The meeting is being held for the necessary public purpose of considering certain organizational matters of the Board to include election of certain District officers, the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board, and to conduct any other business that may come before the Board.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law. 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 the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889, during normal business hours.

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 (877) 276-0889 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.

District Manager
April 17, 2026 26-00729K

FIRST INSERTION

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

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

Regular Board Meeting/Attorney-Client Session
May 14, 2026, at 1:30 p.m.
Davenport City Hall
1 S. Allapaha Avenue
Davenport, FL 33837

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

The regular board meeting begins at 1:30 p.m. on the same date and at the same location as the attorney-client session and will occur prior to the attorney-client session for the purpose of considering any business of the District and will continue to be held after the attorney-client session for the purpose of taking up any business that may be the result of the attorney-client session or any other business of the District. Both portions of the regular board meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, Haven Management Solutions, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746, Patricia@Havenmgtol.com, (407) 698-5350.

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

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

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

Forest Lake CDD
Patricia Thibault, District Manager
April 17, 2026 26-00754K

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026 CP 001067
IN RE: ESTATE OF
JOANNE B. SITEK,
Deceased.**

The administration of the estate of JOANNE B. SITEK, deceased, whose date of death was July 22, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830-3912. The names and addresses of the ancillary personal representative and the ancillary 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 demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The Ancillary 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 Section 732.216-732.228, of the Florida probate code, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211.

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 17, 2026.

Ancillary Personal Representative:
Kim Rosamilia

Attorney for Ancillary Personal Representative:
ROBERT W. ANTHONY, Esquire
Florida Bar No. 346918
FASSETT, ANTHONY & TAYLOR, P.A.
1325 W. Colonial Dr.
Orlando, FL 32804
Tel: 407-872-0200/Fax: 407-422-8170
Email: ranthony@fassettlaw.com
April 17, 24, 2026 26-00731K

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026CP001075A000BA
Division: Probate
IN RE: ESTATE OF:
DAVID M. MCCANN
Deceased.**

The administration of the Estate of David M. McCann, deceased, whose date of death was March 22, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's 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 17, 2026.

Personal Representative:
Daniel Medina

425 South Florida Avenue, Suite 101
Lakeland, FL 33801
Attorney for Personal Representative:
Linda M. Schultz, Esq.
Florida Bar No. 1008259
MEDINA LAW GROUP, P.A.
425 South Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: 863-682-9730
Fax: 863-616-9754
E-Mail: linda@medinapa.com;
Secondary E-Mail:
sam@medinapa.com
April 17, 24, 2026 26-00749K

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2026-CP-001077-A000-BA
Division 14
IN RE: ESTATE OF
JEFFREY DARWIN ARMSTEAD
Deceased.**

The administration of the estate of Jeffrey Darwin Armstead, deceased, whose date of death was January 7, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 17, 2026.

Personal Representative:
Anysa Armstead

40 Highview Avenue
West Haven, Connecticut 06516
Attorney for Personal Representative:
L. Caleb Wilson, Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
April 17, 24, 2026 26-00730K

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 1989 SAND mobile home bearing vehicle identification number FFLFLJ70A16096SP and all

personal items located inside the mobile home. Last Tenant: Steven Carl Roxbury and Ruthann Roxbury. Sale to be held at: Lake Bonny Mobile Home Park, 30 Bonisee Circle, Lakeland, Florida 33801, 813-324-8580.
April 17, 24, 2026 26-00759K

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

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

**Business
Observer**

--- SALES / ACTIONS ---

FIRST INSERTION

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

CASE NO.: 2025CA002777
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff(s), vs.
JOSHUA ALLEN YORK; KNIGHT'S LANDING HOMEOWNERS ASSOCIATION, INC.; LINDSEY KAY YORK;
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on March 26, 2026 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 11th day of May, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 32, KNIGHT'S LANDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 188, PAGE 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Property address: 5463 Knights Landing Drive, Lakeland, FL 33810

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.

Respectfully submitted,
 Steven G. Hurley
PADGETT LAW GROUP
 STEVEN G. HURLEY, ESQ.
 Florida Bar # 99802
 6267 Old Water Oak Road,
 Suite 203
 Tallahassee, FL 32312
 (850) 422-2520 (telephone)
 (850) 422-2567 (facsimile)
 attorney@padgettlawgroup.com
 Attorney for Plaintiff
 TDP File No. 25-007887-1
 April 17, 24 2026 26-00701K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45,
FLORIDA STATUTES

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

CASE NO.: 532025CC003371
NORTH POINTE HOMEOWNERS ASSOCIATION OF LAKE WALES, INC.,
Plaintiff, vs.
ALLEN TATEM, et al.,
Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 3/30/2026, in Case No.: 532025CC003371 of the County Court in and for Polk County, Florida, wherein NORTH POINTE HOMEOWNERS ASSOCIATION OF LAKE WALES, INC., is the Plaintiff and ALLEN TATEM, et al., is/are the Defendant(s). Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at <https://www.polk.realforeclose.com>, in accordance with Section 45.031, Florida Statutes, on 5/5/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 83 of NORTH POINTE PHASE II, according to the plat thereof recorded in Plat Book 100, page 4, public records of Polk County, Florida.

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

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

DATED: April 9, 2026
 By: /s/ Chad Sweeting
 Chad Sweeting, Esquire
 Florida Bar No.: 93642
 ARIAS BOSINGER, PLLC
 280 W. Canton Avenue, Suite 330
 Winter Park, Florida 32789
 (407) 636-2549
 April 17, 24 2026 26-00699K

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 53-2024-CA-003504
LAKEVIEW LOAN SERVICING LLC,
Plaintiff, vs.
SHAUNA-GAYE NUGENT, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 18, 2025 in Civil Case No. 53-2024-CA-003504 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING LLC is Plaintiff and Shauna-Gaye Nugent, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of May, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 6, BLOCK 3032, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO MAP OR PLAT THEREOF AS

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. 2018CA002808000000
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1,
Plaintiff, vs.
JUAN M. CASTILLO, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 02, 2019, and entered in 2018CA002808000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1 is the Plaintiff and JUAN M. CASTILLO; POINCIANA VILLAGE THREE ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKNOWN SPOUSE OF JUAN M. CASTILLO N/K/A ROSA CASTILLO 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 May 22, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 65, VILLAGE 3, NEIGHBORHOOD 1, CYPRESS POINT- 2, POINCIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 59, PAGE 45 THROUGH 47, OF

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. 2025CA003332A000BA
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
ANGEL CORTEZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 06, 2026, and entered in 2025CA003332A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ANGEL CORTEZ; UNKNOWN SPOUSE OF ANGEL CORTEZ; POLK COUNTY, FLORIDA; HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY 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 May 05, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 18 OF GREEN TREE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 8, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Property Address: 2190 GREEN-TREE CT, BARTOW, FL 33830

RECORDED IN PLAT BOOK 61, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

/s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLP
 Attorney for Plaintiff
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 24-10468FL
 April 17, 24, 2026 26-00761K

FIRST INSERTION

THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
 Property Address: 710 DIVOT LANE, POINCIANA, FL 34759-4110

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 14 day of April, 2026.
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 By: \S\Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 17-078283 - EuE
 April 17, 24, 2026 26-00748K

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. 2023CA006434000000
RAILROAD & INDUSTRIAL FEDERAL CREDIT UNION n/k/a TRAX FEDERAL CREDIT UNION
Plaintiff, vs.
DEREK F. MENCHAN a/k/a
DEREK MENCHAN; UNKNOWN SPOUSE OF DEREK F. MENCHAN A/K/A DEREK MENCHAN,
UNKNOWN TENANT 1;
UNKNOWN TENANT 2, AND
UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 7, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 30, EULA VISTA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
 and commonly known as: 550 SEARS AVE NE, WINTER HAVEN, FL 33881; including the building, appurtenances, and fixtures located therein, at public

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. 2025CA005458A000BA
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
JAMES EUGENE HARDY, et al.,
Defendant.

To: JAMES EUGENE HARDY, 129 MINNIEHAHA CIR, HAINES CITY, FL 33844
 UNKNOWN SPOUSE OF JAMES EUGENE HARDY, 129 MINNIEHAHA CIR, HAINES CITY, FL 33844
 UNKNOWN TENANT IN POSSESSION 1, 129 MINNIEHAHA CIR, HAINES CITY, FL 33844
 UNKNOWN TENANT IN POSSESSION 2, 129 MINNIEHAHA CIR, HAINES CITY, FL 33844
 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 215, CALABAY PARC AT TOWER LAKE PHASE TWO, ACCORDING TO PLAT RECORDED IN PLAT BOOK 136, PAGE 45, 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,

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. 2025CA003071
Division 07
SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION
Plaintiff, vs.
LAKESHA ANTONETTE MULKEY, YALONDA CATRICE CUSSEAU-MULKEY, ISPC, INC., SOLAR MOSAIC LLC, VILLA SORRENTO OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/ OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 26, 2026, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 8, VILLA SORRENTO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE(S) 40 AND 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 315 VILLA SORRENTO CIR, HAINES CITY, FL 33844; including the building, appurtenances, and fixtures located therein,

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. 2023CA006434000000
RAILROAD & INDUSTRIAL FEDERAL CREDIT UNION n/k/a TRAX FEDERAL CREDIT UNION
Plaintiff, vs.
DEREK F. MENCHAN a/k/a
DEREK MENCHAN; UNKNOWN SPOUSE OF DEREK F. MENCHAN A/K/A DEREK MENCHAN,
UNKNOWN TENANT 1;
UNKNOWN TENANT 2, AND
UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 7, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 30, EULA VISTA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
 and commonly known as: 550 SEARS AVE NE, WINTER HAVEN, FL 33881; including the building, appurtenances, and fixtures located therein, at public

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 15, 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 APR 08, 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
 25-15310FL
 April 17, 24, 2026 26-00755K

FIRST INSERTION

at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on May 11, 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 April 10, 2026
 By: /s/ Ryan Sutton
 Ryan Sutton
 Attorney for Plaintiff
 Invoice to:
 Ryan Sutton
 (813) 229-0900 x
 Kass Shuler, P.A.
 1604 N. Marion St.
 Tampa, FL 33602
 ForeclosureService@kasslaw.com
 011150/2427469/CMP
 April 17, 24, 2026 26-00747K

FIRST INSERTION

sale at 10:00 A.M., on-line at www.polk.realforeclose.com on May 15, 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.

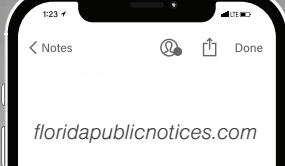
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, 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: April 15, 2026
 By: /s/ George Zamora
 George Zamora
 Attorney for Plaintiff
 Invoice to:
 David R. Byars
 Kass Shuler, P.A.
 1604 N. Marion St.
 Tampa, FL 33602
 ForeclosureService@kasslaw.com
 339295/2634972/wll
 April 17, 24, 2026 26-00762K

OFFICIAL COURTHOUSE WEBSITES

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

CHECK OUT YOUR LEGAL NOTICES



Q&A

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

--- SALES / ACTIONS ---

FIRST INSERTION

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

Case No. 532025CA002674A000BA
Trust Bank,
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 Jean
M. Scrima a/k/a Jean Marie Scrima,
Deceased, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532025CA002674A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Trust Bank 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 Jean M. Scrima a/k/a Jean Marie Scrima, Deceased; La Casa De Lake Wales Association, Inc.; Richard Leonard Sylvia a/k/a Richard L. Sylvia, as Personal Representative of the Estate of Jean M. Scrima a/k/a Jean Marie Scrima, Deceased; Noah Richard Brogen a/k/a Noah Bogan 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 11th day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

VILLA 211, BUILDING 3, LA CASA CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 1083, AND ALL EXHIBITS AND AMENDMENTS THERE-

OF, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED 1.38% INTEREST IN AND TO ALL THE COMMON ELEMENTS OF THE CONDOMINIUM AND TO THAT CERTAIN PARCEL OR PARCELS OF LAND DESCRIBED AS PARCEL 1, AS EXEMPLIFIED, REFERRED TO AND SET FORTH IN THE SURVEY WHICH IS SHOWN AS EXHIBIT I TO SAID DECLARATION; SAID LAND LYING AND BEING IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.
TAX ID:
27-30-13-927010-032110

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 8th day of April 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F01501
April 17, 24 2026 26-00702K

FIRST INSERTION

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

Case No. 2025CA003345A000BA
DATA MORTGAGE INC., DBA
ESSEX MORTGAGE,
Plaintiff, vs.

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

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed March 9, 2026 and entered in Case No. 2025CA003345A000BA, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and JASMINE PRAY; UNKNOWN SPOUSE OF JASMINE PRAY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR HOMETOWN LENDERS INC.; STATE OF FLORIDA; CLERK OF THE COURT OF POLK COUNTY, FLORIDA; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash by ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on May 8, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16 AND THE EAST 1/2 OF LOT 15, BLOCK "H", LAKE BEULAH HEIGHTS DIVISION NO. 4, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 37, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE WEST 12 FEET OF LOT 17, BLOCK H, OF LAKE BEULAH HEIGHTS DIVISION NO.4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 37, OF THE PUBLIC RECORDS

OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 17, BLOCK H, OF LAKE BEULAH HEIGHTS DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 37, OF PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN N90°00'00"W ALONG THE SOUTH LINE OF LOT 17, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N90°00'00"W ALONG SAID SOUTH LINE, DISTANCE OF 12.00 FEET TO THE SOUTHWEST CORNER SAID LOT 17; THENCE DEPARTING SAID SOUTH LINE RUN N00°09'21"E ALONG THE WEST LINE OF SAID LOT 17, A DISTANCE OF 120.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE RUN S90°00'00"E ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 12.00 FEET; THENCE DEPARTING SAID NORTH LINE; RUN S00°09'21"W, A DISTANCE OF 120.50 FEET TO THE POINT OF BEGINNING.

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

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

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

Dated this 13th day of April 2026.

Marc Granger, Esq.
Bar No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-00957 CMS
V6.20190626
April 17, 24, 2026 26-00742K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
CIVIL DIVISION
Case #: 2025CA000991000000
DIVISION: 15

Nationstar Mortgage LLC
Plaintiff, vs.-
Jenkins Rinaldo Noel a/k/a Jenkins
Noel; Uyanga Uganbaatar a/k/a
Y. Uganbaatar; Independent
Savings Plan Company d/b/a ISPC;
Villamar Phase 4 Homeowners
Association, Inc.; Unknown Parties
in Possession #1, if living, and all
Unknown Parties claiming by,
through, under and against the above
named Defendant(s); Unknown
Parties in Possession #2, if living,
and all Unknown Parties claiming by,
through, under and against the above
named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2025CA000991000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Jenkins Rinaldo Noel a/k/a Jenkins Noel are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on May 14, 2026, the following described property as set forth in said

Final Judgment, to-wit:
LOT 31, VILLAMAR PHASE
FOUR, ACCORDING TO
THE PLAT THEREOF AS RECORDED
IN PLAT BOOK
190, PAGE(S) 16-21, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
25-332725 FC01 CXE
April 17, 24, 2026 26-00735K

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. 2026CA000505A000BA
Freedom Mortgage Corporation
Plaintiff, vs.

Edgar Sanchez, Jr. a/k/a Edgar
Sanchez ; Angela Owens; Unknown
Spouse of Edgar Sanchez, Jr. a/k/a
Edgar Sanchez; Unknown Spouse
of Angela Owens; Aspenwood at
Grenelefe Condominium Owners
Association, Inc.
Defendants.

TO: Angela Owens and Unknown
Spouse of Angela Owens
Last Known Address: 51 Aspen Drive
Unit 51, Haines City, FL 33844

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

UNIT 51 OF ASPENWOOD
AT GRENELEFE CONDO-
MINIUM, PHASE 3, A CON-
DOMINIUM ACCORDING
TO THE DECLARATION OF
CONDOMINIUM THEREOF,
RECORDED IN OFFICIAL RE-
CORDS BOOK 2499, PAGE(S)
340, OF THE PUBLIC RE-
CORDS OF POLK COUNTY,
FLORIDA, AND ANY AMEND-
MENTS THERETO, TOGETHER
WITH ITS UNDIVIDED
SHARE IN THE COMMON
ELEMENTS.

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 5/18/2026, 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 APR 09 2026
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By R. Pacheco
As Deputy Clerk

Orlando F. Amador, Esquire
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F00191
April 17, 24, 2026 26-00751K

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. 2025CA004865A000BA
SERVIS ONE, INC. DBA BSI
FINANCIAL SERVICES,
Plaintiff, vs.
TREVOR MORRIS, et al.,
Defendant.

To:
TREVOR MORRIS
1939 AMBER SWEET CIR, DUNDEE,
FL 33838
SABRINA MORRIS
5118 FORGET ME NOT AVE, HAINES
CITY, FL 33844
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 189, THE RIDGE AT SWAN LAKE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 146, PAGE(S) 38 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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 15, 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 08 day of APR, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: 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
25-13892FL
April 17, 24, 2026 26-00752K

FIRST INSERTION

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

Case No. 2025-CA-001715
WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS OWNER
TRUSTEE OF THE RESIDENTIAL
CREDIT OPPORTUNITIES TRUST
XI-A,
Plaintiff, vs.
JACQUE A. KAUNE a/k/a JACQUE
KAUNE; STEPHANIE ADAMS,
et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 7, 2026 entered in Civil Case No. of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST XI A is Plaintiff and JACQUE A. KAUNE A/K/A JACQUE KAUNE; STEPHANIE ADAMS; UNKNOWN SPOUSE OF JACQUE A. KAUNE A/K/A JACQUE KAUNE; PARK RIDGE COMMUNITY ASSOCIATION, INC, are Defendants.

The Clerk, Stacey M. Butterfield, CPA will sell to the highest bidder for cash, by electronic sale beginning at 10:00 A.M. on the prescribed date at www.polk.realforeclose.com on the 22nd day of May, 2026 the following described property as set forth in said Final Judgment, to wit:

LOT 19, PARK RIDGE, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN
PLAT BOOK 142, PAGE 34, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.
Property Address: 441 Savannah
Preserve Loop, Davenport, FL
33837

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

DATED this 10th day of April, 2026.
LAW OFFICES OF MANGANELLI,
LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 200W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Email: service@mils-pa.com
BY: Matthew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
April 17, 24, 2026 26-00703K

FIRST INSERTION

**RE-NOTICE OF
FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
THE STATE OF FLORIDA, IN AND
FOR POLK, CIVIL DIVISION
CASE NO.:

2025-CA-000677-0000-00
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
GABRIEL JAMES WEISS, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Reset Foreclosure Sale, entered on April 9, 2026, and the Final Judgment of Foreclosure entered on September 26, 2025 in Case No. 2025-CA-000677-0000 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff, and GABRIEL JAMES WEISS, CHRISTINA MARIE LOPEZ, NANCY FULLWOOD LOPEZ, CRAIG RAYMOND LOPEZ and MATTIE POINTE HOMEOWNER'S ASSOCIATION, INC are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 14th day of May 2026, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:

LOT 126 OF MATTIE POINTE,
ACCORDING TO THE PLAT

THEREOF AS RECORDED IN
PLAT BOOK 185, PAGE(S) 44,
OF THE PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.
Also known as 1548 MATTIE
POINTE PLACE, AUBURN-
DALE, FL 33823

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

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

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

Dated this 10th day of April 2026
Sokolof Remtulla, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Florida Bar No.: 73863
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Ste. 302
Boca Raton, FL 33431
Telephone: 561-507-5252 /
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
April 17, 24, 2026 26-00721K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO: 2025CA002154

CROSSCOUNTRY MORTGAGE,
LLC,
Plaintiff, vs.
HEATHER A. HERNANDEZ A/K/A
HEATHER HERNANDEZ, et al.,
Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on March 30, 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 May 14, 2026 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

PARCEL I:
LOTS 1, 2 AND 3, BLOCK "E"
OF TWIN LAKES SUBDIVISION,
CITY OF LAKE ALFRED,
FLA., ACCORDING TO THE
PLAT THEREOF, RECORDED
IN PLAT BOOK 6, PAGE 28,
OF THE PUBLIC RECORDS
OF POLK COUNTY, FLORIDA,
LESS AND EXCEPT THE EAST
11.5 FEET THEREOF.

PARCEL II:
THE SOUTH 1/2 OF THAT
CERTAIN ALLEY LYING
SOUTH OF LOT 37 AND
NORTH OF LOTS 1, 2 AND 3,
BLOCK "E" OF TWIN LAKES
SUBDIVISION, CITY OF LAKE
ALFRED, FLA., ACCORDING
TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK
6, PAGE 28, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA, LESS AND EXCEPT

THE EAST 11.5 FEET THERE-
OF
Property Address: 585 North
Ridge Avenue, Lake Alfred, FL
33850

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: April 13, 2026
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintaros, 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-009063-25 -
Case # 2025CA002154
April 17, 24, 2026 26-00743K

**PUBLISH YOUR
LEGAL NOTICE**

Call 941-906-9386

or email legal@businessobserverfl.com

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

LV2026B.V.6

--- ACTIONS ---

FIRST INSERTION

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

CASE NO.: 2026-CA-000278
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
DANIEYIS LLEO, et al.,
Defendants.

TO: Danieyis Lleo
4707 Bernard Blvd
Haines City, FL 33844
Danieyis Lleo
5300 W. Irlro Bronson Memorial Hwy., Lot 50
Kissimmee, FL 34746
Danieyis Lleo
7053 West Blvd., Apt. 100
Youngstown, OH 44512
Unknown Spouse of Danieyis Lleo
4707 Bernard Blvd
Haines City, FL 33844
Unknown Spouse of Danieyis Lleo
5300 W. Irlro Bronson Memorial Hwy., Lot 50
Kissimmee, FL 34746
Unknown Spouse of Danieyis Lleo
7053 West Blvd., Apt. 100
Youngstown, OH 44512

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

Lot 20, in Block 2 "HAMMOCK RESERVE PHASE 3", as recorded in Plat Book 196, Pages 8 through 18, 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 Nicole Schoen, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 10 day of April, 2026.

Default Date - 5-18-26
Stacy M. Butterfield
as Clerk of the Circuit Court of Polk County, Florida
By: /s/ Ashley Saunders
DEPUTY CLERK

Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
April 17, 24, 2026 26-0740K

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.: 2025CA00526A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ANTAWN TAJ MILLS ELLIOTT A/K/A ANTAWN MILLS-ELLIOTT; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE EIGHT ASSOCIATION, INC.; UNKNOWN SPOUSE OF ANTAWN TAJ MILLS-ELLIOTT A/K/A ANTAWN MILLS-ELLIOTT; UNKNOWN TENANT, et al.,
Defendants.

TO: AMARI TORI MILLS
350 HAWTHORNE HILLS PL, APT 202, ORLANDO, FL 32835
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 8, BLOCK 812, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 29 THROUGH 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff,

whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 5/14/26, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 7th day of April, 2026.

STACY M. BUTTERFIELD, CPA
As Clerk of the Court
(SEAL) By Sebastian Irlanda
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-04918
April 17, 24, 2026 26-00726K

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. 2025CA003926A000BA
FBC MORTGAGE, LLC,
Plaintiff, vs.
KATIE ANN STUDDARD A/K/A KATIE STUDDARD, et al.,
Defendant.

To the following Defendant(s):
JB SUMMIT, LLC
205 DINNER LAKE LOOP, LAKE WALES, FL 33859

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 13, DINNER LAKE SHORES PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 29-31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Sara Collins, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on

or before 5/14/26 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 7th day of April, 2026.

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

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
23-07799FL
April 17, 24, 2026 26-00707K

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. 2025CA005035A000BA
NAVY FEDERAL CREDIT UNION,
Plaintiff, vs.
GREGORY R WILSON A/K/A GREGORY WILSON, et al.,
Defendant.

To: LQ ENTERPRISES
203 BALMORAL CT, DAVENPORT, FL 33896
GREGORY R WILSON A/K/A GREGORY WILSON
203 BALMORAL CT, DAVENPORT, FL 33896
UNKNOWN SPOUSE OF GREGORY R WILSON A/K/A GREGORY WILSON
203 BALMORAL CT, DAVENPORT, FL 33896
UNKNOWN TENANT IN POSSESSION 1
203 BALMORAL CT, DAVENPORT, FL 33896
UNKNOWN TENANT IN POSSESSION 2
203 BALMORAL CT, DAVENPORT, FL 33896

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, ASHLEY MANOR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGE 3, 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 5/14/2026 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 APR 07 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: R 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
23-07214FL
April 17, 24, 2026 26-00727K

FIRST INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

Case No. 2025CA005109

Honorable Judge: BUTZ, KELLY PAIGE
PLANET HOME LENDING, LLC
Plaintiff, vs.
GARY PRUITT; JONATHAN N. PRUITT; STATE OF FLORIDA; POLK COUNTY CLERK OF COURT; GARDEN GROVE OAKS HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;
Defendants,
TO: GARY PRUITT

Last Known Address: 6135 GRAND OAKS DR SE, WINTER HAVEN, FL 33884
YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 6135 GRAND OAKS DR SE, WINTER HAVEN, FL 33884, and more particularly described as follows:

LOT 168, GARDEN GROVE OAKS, UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH MOBILE HOME VIN# FL-HMBT59340243A AND VIN# FLHMBT59340243B, MERI, PARCEL ID: 272906-855564-001680
COMMONLY KNOWN AS:

6135 Grand Oaks Drive SE, Winter Haven, FL 33884.

has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801, on or before, May 20, 2026, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON April 13, 2026.

Stacy M. Butterfield,
Polk County Clerk of Court and Comptroller
(SEAL) A. Nieves
As Deputy Clerk

Matthew T. Wasinger, Esquire,
the Plaintiff's attorney,
605 E. Robinson Street, Suite 730,
Orlando, FL 32801
April 17, 24, 2026 26-00750K

FIRST INSERTION

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

Case No.: 2026CA000956A000BA
NEWREZ LLC,
Plaintiff, v.
YENSI ADONIS ABREU PACHECO; ERIDANIA BONIFACIO DE ABREU; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HORSE CREEK PHASE 3 HOMEOWNERS ASSOCIATION, INC.; HAMMOCK RESERVE PHASE 2 HOMEOWNERS ASSOCIATION, INC.; GOODLEAP, 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):
ERIDANIA BONIFACIO DE ABREU
LKA 6702 AKRON ST.
PHILADELPHIA PA 19149
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 5, BLOCK 13, HAMMOCK RESERVE PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 196, PAGE(S) 8 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA a/k/a 5648 MADDIE DRIVE,

HAINES CITY, FL 33844

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 May 15, 2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this day of APR 08 2026.

Stacy M. Butterfield
As Clerk of the Court
(SEAL) By /s/ Asuncion Nieves
As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
April 17, 24, 2026 26-00741K

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.:
53-2025-CA-003984-A000-BA
loanDepot.com, LLC
Plaintiff, v.
Jeffrey Thomas Giurca aka Jeffrey T Giurca, et al.
Defendants.

TO: Jeffrey Thomas Giurca and Dana Macecko
RESIDENT: Unknown
LAST KNOWN ADDRESS: 884 Cambridge Drive, Winter Haven, FL 33881

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

Lot 326 of Lucerne Park Reserve, according to the plat thereof as recorded in Plat Book 176, page(s) 43-49, of the public records of Polk County, Florida.

has been filed against you, and you are required to serve a copy to your written defenses, if any, to this action on Or-lans, PC, attorneys for plaintiff, whose address is 621 S. Federal Highway, Suite 10, Fort Lauderdale, FL 33301, email: fforeclosure@orlans.com, and file the original with the Clerk of the Court on or before 5/20/2026, otherwise a de-

fault may be entered against you for the relief demanded in the Complaint.

Movant counsel certifies that a bona fide effort to resolve this matter on the motion noticed has been made or that, because of time consideration, such effort has not yet been made but will be made prior to the scheduled hearing.

This notice shall be published once a week for two consecutive weeks in the BUSINESS OBSERVER.

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

DATED: APR 13 2026

STACY M. BUTTERFIELD, CPA
CLERK OF THE CIRCUIT COURT
(SEAL) By R Pacheco

Deputy Clerk of the Court
Orlans Law Group PLLC
621 S. Federal Highway, Suite 10
Fort Lauderdale, FL 33301
Counsel for Plaintiff
Orlans #25-010291
April 17, 24, 2026 26-00746K

FIRST INSERTION

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

CIVIL DIVISION
Case No: 25-CA-004520
RJ LOTS LLC, a Florida Limited Liability Company;
Plaintiff, vs.
THE ESTATE OF THOMAS ARTHUR WOOD, SR. (NOW KNOWN AS TERRI WOOD, AND PATRICIA WOOD); ESTATE OF WILLIAM B. WOOD, SR. (NOW KNOWN AS WILLIAM B. WOOD JR, BRAD M. WOOD, AND DARLENE WOOD); AND EMMA S. PITTS.
Defendants,
STATE OF FLORIDA
COUNTY OF POLK

TO: THE ESTATE OF THOMAS ARTHUR WOOD, SR. (NOW KNOWN AS TERRI WOOD); AND THE ESTATE OF WILLIAM B. WOOD, SR. (NOW KNOWN AS WILLIAM B. WOOD JR, BRAD M. WOOD, AND DARLENE WOOD), and any unknown parties claiming by, through, under, or against the aforesaid Defendants.

whose last known addresses are unknown, and whose whereabouts remain unknown despite a diligent search and inquiry, 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 herein.

Property Address: (VACANT) FROSTPROOF FL 33843
Legal Description: The E1/2 of the NE1/4 of the SE1/4 of the SE1/4 of the SW1/4 of Section 10, Township 31 South, Range 30 East, all located in Polk County, Florida.
Property ID Number: 30-31-10-00000-042210

has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALIA OUELLETTE-GRICE, Plaintiff's attorney, whose address is LCO Law LLC 2901 W. Busch Blvd. Suite 805 Tampa, FL 33618, on or before 5/20/2026, 2026 (no later than 28 days from the date of the first publication of this notice of action) and file the original with the clerk of this court either before service on Plaintiff's attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed 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.

Done on this 13 day of April 2026.
DATED on 4/13/2026

STACY M. BUTTERFIELD, CPA
As Clerk of the Court
(SEAL) By: /s/ Tamika Joiner
As Deputy Clerk

STACY M. BUTTERFIELD, CPA
As Clerk of the Court
Civil Division
255 N. Broadway Ave.
Bartow, FL 33830
(863) 534-4000

By: /s/ Natalia Ouellette-Grice
Natalia Ouellette-Grice, Esq
Florida Bar Number: 68905
2901 W. Busch Blvd. Suite 805
Tampa, FL 33618
Phone: (813) 480-2106
E-service: natalia@lcolawfl.com
L - 3169
April 17, 24; May 1, 8, 2025
25-00753K

--- ACTIONS ---

SUBSEQUENT INSERTIONS

--- SALES ---

FIRST INSERTION

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

Case No. 2026CA-001196-A000-BA Fifth Third Bank N.A. 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 Crawford J. Pittman a/k/a Crawford Pittman, Jr., Deceased; et al Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Crawford J. Pittman a/k/a Crawford Pittman, Jr., Deceased Last Known Address: Unknown

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

LOT 5, GREENBRIAR PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 67, PAGE 25, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before May 15, 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 April 7, 2026. Stacy M. Butterfield As Clerk of the Court (SEAL) By: Carolyn Mack As Deputy Clerk

Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F03448 April 17, 24, 2026 26-00710K

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. 2026CA000310A000BA U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE ON BEHALF OF BREAN ASSET BACKED SECURITIES TRUST 2024-RMS, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WALTER E. NORRIS A/K/A WALTER NORRIS, DECEASED. et. al. Defendant(s),

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

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

FIRST INSERTION

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

CASE NO. 2026CA000216A000BA PHH MORTGAGE CORPORATION, Plaintiff, vs. WALTER WILLIAM DESHAZO IV AND YAGEN MEDEROS AND CAROLYN BELBINA DESHAZO. et. al. Defendant(s), TO: YAGEN MEDEROS, 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 17, REXANNE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE(S) 6, 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 5/18/2026

LOT 64, HIGHLAND GROVE EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 67, PAGE 11, 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 5/18/2026 (/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 9 day of April, 2026.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Tamika Joiner DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-369400 April 17, 24, 2026 26-00708K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2026-CA-000126 DAVID J. MOULTON and WANDA J. MOULTON, Plaintiffs, v. COURTNEY MANSHIP; WINIFRED KEEN; CYNTHIA ROGERS a/k/a CYNTHIA FREEMAN; OLIVIA WEGENAST; GERTRUDE ANN ISAACS; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST MARY ISAACS, DECEASED Defendant.

To: GERTRUDE ANN ISAACS Last known address: 1509 Sparrow Dr. Lakeland, FL 33801 THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST MARY ISAACS, DECEASED (Unknown Address)

YOU ARE NOTIFIED that an action for quiet title and reformation of the legal description on the Subject Property in Polk County, Florida, described more particularly below:

Lot 77, Silver Lakes Replat, according to the map or plat thereof, as recorded in Plat Book 97, Pages 19 and 20, of the Public Records of Polk County, Florida. LESS Begin at the SW corner of said Lot 77; said point also being a point on a curve concave to the NW having a radius of 120.00 feet and a chord bearing of N 25° 06'55" East; thence Northeastly along the arc of said curve and the Easterly right-of-way line of Silver Re Drive according to said "Silver Lakes Replat" a distance of 0.24 feet through a central angle of 00° 06'49", thence departing said curve and said right-of-way line, South 53° 35'29" East 1.22 feet; thence North 64° 49'40" West, along the Southerly line of said Lot 77, a dance of 1.2 feet to the POB. Parcel ID Number: 222723-007508-000771

FIRST 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.: 2026CA001091 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ANNAMARIE TORRES; et al., Defendants.

TO: ANNAMARIE TORRES; 1509 ELOISE CT KISSIMMEE, FL 34759 UNKNOWN SPOUSE OF ANNAMARIE TORRES; 1509 ELOISE CT KISSIMMEE, FL 34759

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

LOT 11, BLOCK 344, POINCIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 5, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Also known as 1509 ELOISE CT, KISSIMMEE, FL 34759. 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 5/13, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Monique A. Waterman, Esq. FIDELITY NATIONAL LAW GROUP Counsel for Plaintiffs 100 W. Cypress Creek Rd., Ste 889 Fort Lauderdale, Florida 33309 Florida Bar No. 127258 Telephone No: (954) 414-2115 Facsimile No: (954) 414-2101 Monique.Waterman@fnf.com Pleadingsfl@fnf.com

on or before May 18, 2026 and to 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.

DATED: 3-27-26 STACY M. BUTTERFIELD, CPA CLERK OF THE CIRCUIT COURT & COMPTROLLER POLK COUNTY, FLORIDA (SEAL) By: /s/ Ashley Saunders Deputy Clerk April 17, 24; May 1, 8, 2026 26-00709K

address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before 5/13, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on APR 06 2026. STACY M. BUTTERFIELD, CPA CLERK OF THE CIRCUIT COURT (SEAL) By: R. Pacheco 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 April 17, 24, 2026 26-00704K

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 5/18/26 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 9th day of April, 2026. STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY As Clerk of the Court (SEAL) BY: Sebastian Irlanda Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-12563FL April 17, 24, 2026 26-00705K

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. 2025CA004043A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. VIVIAN MEJIAS, et al., Defendant. To: LEVITT PEREZ 683 BAY LEAF DRIVE, POINCIANA FL 34759 UNKNOWN SPOUSE OF LEVITT PEREZ 683 BAY LEAF DRIVE, POINCIANA FL 34759 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 50, OF TUSCANY PRESERVE PHASE 4, NORTH PHASE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 168, PAGE 30, 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 5/14/26 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 7th day of April, 2026. STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY As Clerk of the Court (SEAL) BY: Sebastian Irlanda Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-13571FL April 17, 24, 2026 26-00725K

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. 2025CA003945A000BA NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, Plaintiff, vs. JOHN THOMAS WISNIEWSKI A/K/A JOHN WISNIEWSKI, et al., Defendant. To the following Defendant(s): EDEN HILLS PHASE 2B HOMEOWNERS ASSOCIATION, INC., 4110 S. FLORIDA AVE, SUITE 200, LAKE-LAND, FLORIDA 33813 LAST KNOWN CORPORATE ADDRESS STATED ABOVE:

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 291, EDEN HILLS PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 194, PAGES 24 THROUGH 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property address: 835 Griffon Ave, Lake Alfred, Florida 33850 has been filed against you and you are required to a copy of your written defenses, if any, to it on Cassandra Jeffries, Esq., McCalla Raymer Leibert

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--- ACTIONS / SALES / ESTATE ---

FOURTH 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 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. {If applicable, insert the legal description of real property, a specific description of personal property, and the

name of the county in Florida where the property is located): None. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT.

Dated: 03/18/2026

by R. Reid, Deputy Clerk
Kenny Phanord
c/o Laurel Farrell ESQ.,
3702 W Spruce Street #1553,
Tampa, FL 33607
Mar. 27; Apr. 3, 10, 17, 2026
26-00560K

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. 2025CA005258A000BA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. WILLIAM KRAFT, et al., Defendant.

To: WILLIAM KRAFT, 1006 HEIRLOOM DR, HAINES CITY, FL 33844
MARIDAWN KRAFT, 150 N 1100 UNIT 70, WASHINGTON, UT 84780
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 19, OF SEASONS AT HERITAGE SQUARE, A REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 191, PAGES 49-52, INCLUSIVE, 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 5/17/26 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the 31st day of March, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
BY: /s/ Sebastian Irlanda
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
25-15060FL
April 10, 17, 2026 26-00685K

FOURTH INSERTION

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

CASE No.: 2026CA001100A000BA VRP RESIDENTIAL s LLC, Plaintiff, vs. CHARLES BURKE, Defendant,

TO: CHARLES BURKE, and all others claiming by, through and under CHARLES BURKE

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before April 30, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

DATED this 23 day of March 2026.
Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: Carolyn Mack
As Deputy Clerk

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

SECOND INSERTION

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

File No.: 532026CP001097A000BA IN RE: ESTATE OF ROBERT LOUIS SARDO, Deceased.

The administration of the estate of ROBERT LOUIS SARDO, Deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 10, 2026.

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

JAMES GARDNER WYATT, Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd.
Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email: genesis@srblawyers.com
April 10, 17, 2026 26-00696K

FOURTH INSERTION

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

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.: 243684691 2026DR-002083
Division: FAMILY LAW SEC. 80

WINETTE ZETTE ROSIER, Petitioner, and LEVEILLE ROSIER, Respondent,
TO: Leveille Rosier
535 Avenue E SE,
Winter Haven, FL 33880

YOU ARE NOTIFIED that an 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 FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION
DIVISION

CASE NO. 53-2024-CA-000954 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JOYCE I HOLTSCLAW, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 17, 2026 in Civil Case No. 53-2024-CA-000954 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Joyce I Holtsclaw, 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 1st day of May, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 27, WAVERLY ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 94, PAGE 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. HUD LABEL NUMBER IS GEO

1137877/ GEO 1137878, MODEL 28-1470, YEAR 1998, SERIAL # GMHGA1409822155A AND GMHGA1409822155B, MANUFACTURES NAME JAGUAR

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
23-08427FL
April 10, 17, 2026 26-00684K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026-CP-000753
Division: 14
IN RE: ESTATE OF HELEN PATRICIA BOYETTE BUCKHALTER, a/k/a HELEN B. BUCKHALTER, a/k/a HELEN P. BOYETTE, a/k/a HELEN P. BUCKHALTER, a/k/a PAT BUCKHALTER, a/k/a PAT BOYETTE, a/k/a HELEN BOYETTE, Decedent.

The administration of the estate of HELEN PATRICIA BOYETTE BUCKHALTER, a/k/a HELEN B. BUCKHALTER, a/k/a HELEN B. BOYETTE, a/k/a HELEN PATRICIA BUCKHALTER, a/k/a HELEN P. BUCKHALTER, a/k/a PAT BUCKHALTER a/k/a PAT BOYETTE, a/k/a HELEN BOYETTE, deceased, whose date of death was December 28, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the physical address of which is 255 N. Broadway Avenue, Bartow, FL 33830-3912 for deliveries and certified mail and the mailing address of which is P.O. Box 9000, Drawer Number 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, 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 10, 2026.

Suzanne R. Eschrich Personal Representative
1017 Meadow Drive
Lakeland, FL 33809

G. Wrede Kirkpatrick, Esq.
Attorney for Personal Representative
Florida Bar No. 984116
THE LAW OFFICE OF WREDE KIRKPATRICK
12201 Kelp Lane
Riverview, FL 33569
Telephone: 813-477-3132
Email: wrede@kirkpatricklawoffice.com
Secondary Email: service@kirkpatricklawoffice.com
April 10, 17, 2026 26-00679K

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. 2025CA000645000000 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. TERESA BONILLA RODRIGUEZ AND JORGE COLON BONILLA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 18, 2026, and entered in 2025CA000645000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and TERESA BONILLA RODRIGUEZ; JORGE COLON BONILLA; UNKNOWN SPOUSE OF TERESA BONILLA RODRIGUEZ; UNKNOWN SPOUSE OF JORGE COLON BONILLA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF VETERAN AFFAIRS; SOUTHERN CROSSING HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on April 29, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 77 AS SHOWN ON THE PLAT ENTITLED "SOUTHERN CROSSING" RECORDED IN PLAT BOOK 177, PAGES 5 AND 6, OF THE PUBLIC RE-

CORDS OF POLK COUNTY, FLORIDA.
Property Address: 268 FIDDLEWOOD COURT, DAVENPORT, FL 33837

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

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

Dated this 7 day of April, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-273942 - NaP
April 10, 17, 2026 26-00691K

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2024CA002312000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs. UNKNOWN HEIRS OF BENICE CAJUSTE; BENSON CAJUSTE; JEANEVEL CAJUSTE; Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated March 31, 2026, and entered in Case No. 2024CA002312000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, is Plaintiff and UNKNOWN HEIRS OF BENICE CAJUSTE; BENSON CAJUSTE; JEANEVEL CAJUSTE, 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 6TH day of MAY, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 46, OF ROSEWOOD MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, AT PAGE 3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

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

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Office of the Court Administrative, 255 N. Broadway Avenue, Bartow, Florida 33830,(863) 534-4686por 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 patisip nan pwosedir 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 Administrative, 255 N. Broadway Avenue, Bartow, Florida33830,(863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 3rd day of April, 2026
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
PHH19724-24/sap
April 10, 17, 2026 26-00677K

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--- ESTATE / SALES ---

SECOND INSERTION

Notice to Creditors
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No.
53-2026-CP-000934-A000-BA
In re Estate of
JAMES POSTON,
Deceased.

The administration of the Estate of James Poston, deceased, whose date of death was February 2, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal 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 §§ 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under § 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 § 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 10, 2026.

Personal Representative:
CHASE ROSE
1730 James Pointe Drive
Bartow, Florida 33830

Attorney for Personal Representative:
KEIFER M. EXUM
Florida Bar No. 10253388
Elder Law Firm of
Clements & Wallace PL
310 E Main St
Lakeland, FL 33801
Ph: (863) 687-2287
Eml: kexum@mclements.com
2nd Eml: abaustert@mclements.com
April 10, 17, 2026 26-00680K

SECOND INSERTION

AMENDED NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
CASE NUMBER: 2023-CP-04537
IN RE: ESTATE OF
LETHA JANE SMITH
Deceased.

The administration of the Estate of Letha Jane Smith, whose date of death was February 4, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Probate CC-4, P.O. Box 9000, Bartow, FL 33831-9000. The names and address of the personal representative and personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands

against the decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of the first publication of this Notice is April 10, 2026.

Persons giving Notice:
SYLVIA MARTINEZ,
Personal Representative
c/o 2033 Main Street, Suite 404
Sarasota, Florida 34237

C. Ted French, Esq.
Attorney for Personal Representative
Florida Bar No 173400
2033 Main Street, Suite 404
Sarasota, Florida 34237
(941) 955-0908 - phone
ted@tedfrench.org
April 10, 17, 2026 26-00668K

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. 2024CA002574000000
PHH MORTGAGE CORPORATION,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HEATHER CORNELL, DECEASED, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 18, 2026, and entered in 2024CA002574000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MIDLAND FUNDING LLC; THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HEATHER CORNELL, DECEASED; DIANE LESHAY; SOLIVITA COMMUNITY ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell at the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on April 29, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 41, SOLIVITA-PHASE IVB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 121, PAGES 2-6 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 359 ACADIA DRIVE, POINCIANA, FL 34759
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 7 day of April, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-206397 - NaP
April 10, 17, 2026 26-00690K

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.: 2024CA003638000000
MIDFIRST BANK,
Plaintiff, vs.
FRANK T. DUNN JR A/K/A FRANK THOMAS DUNN, JR A/K/A FRANK DUNN T. JR; AUTUMNWOOD GROVE COMMUNITY 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, DEVEISEES, GRANTEEES, OR OTHER CLAIMANTS

Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 12, 2025 in Civil Case No. 2024CA003638000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, MIDFIRST BANK is the Plaintiff, and FRANK T. DUNN JR A/K/A FRANK THOMAS DUNN, JR A/K/A FRANK DUNN T. JR; AUTUMNWOOD GROVE COMMUNITY 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, DEVEISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on May 21, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 269, IN AUTUMNWOOD GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141, PAGE 28, 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 18th 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
1485-471B
April 10, 17, 2026 26-00697K

SECOND INSERTION

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

532023CA005560000000
THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23,
Plaintiff, vs.
UNKNOWN HEIRS OF CARRIE ISABELLA WALKER A/K/A CARRIE WALKER A/K/A CARRIE I. WALKER; REBECCA LEE MACK; LESSIE WILSON; CELESTINE HALES; KENNETH FORD; YVONNE FORD; WILLIAM FORD; LOLA MITCHELL; ELNORA GOODMAN; MARIE LEE; DEBRA HENRY; REBECCA MACK, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CARRIE I. WALKER;

Defendants
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated February 5, 2026, and entered in Case No. 532023CA005560000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23, is Plaintiff and UNKNOWN HEIRS OF CARRIE ISABELLA WALKER A/K/A CARRIE WALKER A/K/A CARRIE I. WALKER; REBECCA LEE MACK; LESSIE WILSON; CELESTINE HALES; KENNETH FORD; YVONNE FORD; WILLIAM FORD; LOLA MITCHELL; ELNORA GOODMAN; MARIE LEE; DEBRA HENRY; REBECCA MACK, AS PERSONAL REPRESENTATIVE OF THE

ESTATE OF CARRIE I. WALKER, 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 6TH day of MAY, 2026, the following described property as set forth in said Final Judgment, to wit: BEGINNING AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 23 EAST, RUN SOUTH 640 FEET; THEN EAST 160 FEET TO THE POINT OF BEGINNING; RUN EAST, 240 FEET; NORTH 150 FEET; WEST 240 FEET; THEN SOUTH 150 FEET TO THE POINT OF BEGINNING. (THE BEARINGS GIVEN IN THE ABOVE DESCRIPTION ARE BASED ON THE ASSUMPTION THAT THE BEARINGS OF THE NORTH LINE OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 23 EAST, IS A DUE EAST OR WEST LINE. THE ABOVE DESCRIPTION COVERS LOTS 74 AND 75, OF UNRECORDED FULLER HEIGHTS, AS SHOWN ON I.M.C.C. DRAWING #2327, FILE # 80 B-2), POLK COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at

least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen 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 le ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 3rd day of April, 2026
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
CR18523-23/sap
April 10, 17, 2026 26-00663K

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. 2024CA000822000000
MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ELOISE CHESTNUT, DECEASED, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 18, 2026, and entered in 2024CA000822000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ELOISE CHESTNUT, DECEASED; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STONEBRIDGE VILLAS HOMEOWNERS' ASSOCIATION, INC.; CYNTHIA ANN THOMPSON; WILBUR JOSEPH CHESTNUT, JR. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on April 29, 2026, the following described property as set forth in said Final Judgment, to wit:

BEING ALL OF PARCEL 9, UNRECORDED - STONEBRIDGE VILLAS - PHASE TWO, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 61, STONEBRIDGE - PHASE II SUBDIVISION AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 69, PAGE 37, THENCE RUN NORTH 89 DEGREES 27 MINUTES 11 SECONDS WEST, 187.80 FEET; THENCE RUN NORTH 00 DEGREES 32 MINUTES 49 SECONDS EAST, 222.92 FEET TO THE TRUE POINT OF BEGINNING; THENCE RUN NORTH 89 DEGREES 27 MINUTES 11 SECONDS WEST, 117.80 FEET TO THE RIGHT OF WAY OF RECKER HIGHWAY (S.R. 655); THENCE ALONG SAID RIGHT OF WAY RUN NORTH 00 DEGREES 32 MINUTES 49 SECONDS EAST, 24.50 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 11 SECONDS EAST, 117.80 FEET; THENCE RUN SOUTH 00 DEGREES 32 MINUTES 49 SECONDS WEST, 24.50 FEET TO THE TRUE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 31, TOWN-

SHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.
Property Address: 2217 KNIGHTS ROAD, WINTER HAVEN, FL 33880
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 7 day of April, 2026.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
23-173627 - NaP
April 10, 17, 2026 26-00689K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION;
CASE NO.: 2025CA004862A0000A
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-2,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PRISCILLA WICKER; LINDA LOU WICKER; 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 08 day of May, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 11, OF CARL'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 679 AVENUE L SE, WINTER HAVEN, FL 33880
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

est and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 08 day of May, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 11, OF CARL'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 679 AVENUE L SE, WINTER HAVEN, FL 33880
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 07 day of April 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
25-01540
April 10, 17, 2026 26-00683K



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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
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--- ESTATE / SALES / ACTIONS ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000783
Division Probate
IN RE: ESTATE OF
IRMA MERCADO A/K/A
IRMA O. MERCADO A/K/A
ORMA ORTIZ-MERCADO
Deceased.

The administration of the estate of Irma Mercado, also known as Irma O. Mercado, also known as Irma Ortiz-Mercado, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 Broadway Avenue, North, 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 10, 2026.

Personal Representative:

Irma E. Mercado
2200 10th Avenue
Deland, Florida 32724
Attorney for Personal Representative:
Christopher G. Jones
Attorney for Petitioner
Florida Bar Number: 0119040
Giles & Robinson, P.A.
445 West Colonial Drive
Orlando, Florida 32804
Telephone: (407) 425-3591
Fax: (407) 841-8171
E-Mail: chrishjones@gilesrobinson.com
Secondary E-Mail:
probatedesk@gilesrobinson.com
April 10, 17, 2026 26-00667K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CA-004837

**VILLAGE CAPITAL &
INVESTMENT LLC,
Plaintiff, v.
JENDRY JULIER
DOMINGUEZ ALVAREZ, et al.,
Defendants.**

TO: Debora Rodriguez
1603 Gardiner Street
Haines City, FL 33844
Debora Rodriguez
9499 Brayton Dr, SPC214
Anchorage, AK 99507
Unknown Spouse of Debora Rodriguez
1603 Gardiner Street
Haines City, FL 33844
Unknown Spouse of Debora Rodriguez
9499 Brayton Dr, SPC214
Anchorage, AK 99507

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

Lot 183, TARPON BAY PHASE 2, according to the map or plat thereof, as recorded in Plat Book 185, Page(s) 15 through 17, inclusive, of the Public Records of Polk County, Florida.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 16 day of March, 2026.

Default Date: 4/22/2026
Stacy M. Butterfield
as Clerk of the Circuit Court of
Polk County, Florida
(SEAL) By: A. Nieves
DEPUTY CLERK

Tiffany & Bosco, P.A.,
1201 S. Orlando Ave,
Suite 430,
Winter Park, FL 32789
April 10, 17, 2026 26-00692K

SECOND INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION

**CASE NO: 2026CA000573A000BA
PENNYMAC LOAN
SERVICES, LLC,
Plaintiff, vs.
LEASMY COLON IRIZARRY;
LEOMAS LANDING
HOMEOWNERS ASSOCIATION,
INC; UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant(s).**

TO: LEASMY COLON IRIZARRY
LAST KNOWN ADDRESS: 361 Singing Sands Cir, Lake Wales, FL 33859
ALSO ATTEMPTED AT:

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

LOT 70, OF LEOMAS LANDING - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 195, PAGE 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
361 Singing Sands Cir,
Lake Wales, FL 33859

has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before May 8, 2026, (no later than 30 days from the date of the first

publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this 1st day of April, 2026.

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

FRENKEL LAMBERT
WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD.,
Suite 1111

FORT LAUDERDALE, FL 33301
TELEPHONE: (954) 522-3233 Ext. |
FAX: (954) 200-7770
EMAIL DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flvlaw.com
04-103187-F00
April 10, 17, 2026 26-00694K

SECOND INSERTION

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

**CASE NO. 2025CA004485A000BA
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.**

ROGER QUINCY IGO; CHRISTY IGO; 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 30, 2026, and entered in Case No. 2025CA004485A000BA of the Circuit Court in and for Polk County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and ROGER QUINCY IGO; CHRISTY IGO; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on May 14, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 11, UNRECORDED OAKLAND, DESCRIBED AS FOL-

LOWS:
THE NORTH 150 FEET OF THE SOUTH 450 FEET OF THE EAST 150 FEET OF THE WEST 475 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 24 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. 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 April 2, 2026.
By: /s/ Sheena M. Diaz
Sheena M. Diaz
Florida Bar No.: 97907
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1050-223150 / PC1
April 10, 17, 2026 26-00660K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001071A000BA
IN RE: ESTATE OF
OSSIE CURRY, JR.,
Deceased.

The administration of the estate of OSSIE CURRY, JR., Deceased, whose date of death was January 23, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 2525 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is April 10, 2026.

DALISHA ROSS,

Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd.
Suite 206
Hollywood, FL 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srbllawyers.com
Secondary Email:
Jennifer@srbllawyers.com
April 10, 17, 2026 26-00686K

SECOND INSERTION

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

**CASE NO.: 2024-CA-002716
FREEDOM MORTGAGE
CORPORATION,
Plaintiff, vs.**

**JUAN CARLOS OLIVERA JR, et al.,
Defendants.**
NOTICE OF SALE IS HEREBY GIVEN pursuant to the ORDER ON PLAINTIFF'S MOTION TO PLACE CASE ON ACTIVE STATUS And RE-SET FORECLOSURE SALE entered on March 27, 2026, and the FINAL JUDGMENT OF FORECLOSURE entered on October 24, 2025 in Case No. 2024-CA-002716 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein JUAN CARLOS OLIVERA JR., ANGELIC LUZ TROCHE, SUNRUN INSTALLATION SERVICES, INC., UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 26th day of May 2026, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY STATE OF FLORIDA
PROBATE DIVISION
File Number 26-CP-000960
IN RE: ESTATE OF
ROBERT M. LARSON,
Deceased.

The administration of the estate of ROBERT M. LARSON, deceased, whose date of death was April 28, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is:

Polk County Probate Court
255 N. Broadway Ave.
Bartow, Florida 33830

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 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.

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 sections 732.216-732.228, Florida Statutes applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

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 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 10, 2026.

TAYLOR S. LARSON

Personal Representative
616 Oakwood Place SW,
Calgary, Alberta, Canada T2V0K5
/s/ Lexy M. Bublely-Creighton
Lexy M. Bublely-Creighton, Esquire
Attorney For Personal Representative
Florida Bar No. 1026786
BUBLELY & BUBLEY, P.A.
12960 N. Dale Mabry Highway
Tampa, Florida 33618
Telephone (813) 963-7735
E-mail: LMB@bublelylaw.com
April 10, 17, 2026 26-00695K

SECOND INSERTION

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

**CASE NO.: 2025CA001123A000BA
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE FOR IBIS
HOLDINGS A TRUST,
Plaintiff, vs.**

**BHOLAT INVESTMENT
HOLDINGS, LLC A/K/A BHOLAT
INVESTMENT HOLDINGS LLC;
HAMADI CLINICAL PATHOLOGY
PRACTICE, INC., A FLORIDA
CORPORATION; MUHAMMED
Z. BHOLAT; SALEHA BHOLAT;
PATRICK HAMADI; UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 01 day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 47, OF SANTA CRUZ PHASE ONE, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 17 AND 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 131 SONJA CIR, DAVENPORT, FL 33897

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

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

Dated this 02 day of April 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
24-04064
April 10, 17, 2026 26-00659K

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. 2025CA003533A000BA
PENNYMAC LOAN
SERVICES, LLC,
Plaintiff, vs.**

**GERALD E. BRANIGAN A/K/A
GERARD EDWARD BRANIGAN
A/K/A GERARD BRANIGAN, JR.,
et al.,
Defendant.**

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST FREDERICK GEORGE LYNN A/K/A FREDERICK G. LYNN A/K/A FREDERICK J. LYNN A/K/A FREDERICK LYNN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 312, 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.

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

Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before May 4, 2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and seal of this Court this 27 day of March, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
(SEAL) By Ashley Saunders
As Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
24-10692FL
April 10, 17, 2026 26-00678K

Q&A
Who benefits from legal notices?
You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.
When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

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

SECOND INSERTION

NOTICE OF TRUSTEE'S SALE WESTGATE RIVER RANCH 20162.0022 (BILHARTZ)

On 5/1/2026 at 11:00 am, GREENSPOON MARDER, LLP, 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on 9/5/2023 in Official Records Book 12824, and Page 1510 of the Public Records of Polk County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Official Records Book (See Exhibit "A"), at Page (See Exhibit "A"), of the Public Records of Polk County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Polk County Government Center, 3425 Lake Alfred Rd., Winter Haven, Florida 33881, all right, title and interest in the property situated in the County of Polk, Florida, described as: (SEE EXHIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate River Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Unit(s) (SEE EXHIBIT "A"), during Unit Week(s) (SEE EXHIBIT "A"), during Assigned Year(s) - (SEE EXHIBIT "A"). 3200 River Ranch Blvd., River Ranch, FL 33867 (herein "Property Address") WESTGATE RIVER RANCH 3600 River Ranch Blvd River Ranch, FL 33867 Said sale

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

EXHIBIT "A" - NOTICE OF TRUSTEE'S SALE Owner(s) Address TS Undiv Int Bld Unit Week Year Season Ste Type COL Rec Info Yrs Delqnt Amnt Per Diem

SANDRA BILHARTZ & ROGELIO PEDROZA 3112 Woodbridge Dr Bedford TX, 76021, 1, 5, 105, 42, WHOLE, All Season-Float Week/Float Unit, 13709/1474, 2024-2025, \$2,943.81, \$1.08; DARYL M WARREN 9045 E Highland Pines Dr Palm Beach Gardens FL, 33418, 1, 8, 108, 38, WHOLE, Floating, 13709/1474, 2024-2025, \$3,730.88, \$1.16; APRIL M WARREN 351AZALEA ST WEST PALM BEACH FL, 33410, 1, 8, 108, 38, WHOLE, Floating, 13709/1474, 2024-2025, \$3,730.88, \$1.16; PATRICIA A SHROPSHIRE 14834 SW CHEROKEE DR #135 Indiantown FL, 34956, 1, 4, 104, 46, WHOLE, All Season-FloatWeek/Float Unit, 13709/1474, 2024-2025, \$2,570.89, \$1.00; WILLIAM L SHROPSHIRE J

R PO Box 135 Indiantown FL, 34956, 1, 4, 104, 46, WHOLE, All Season-Float Week/Float Unit, 13709/1474, 2024-2025, \$2,570.89, \$1.00; JOSEPH J ADAMSON16684 Key Lime Blvd Loxahatchee FL, 33470, 1/2, 7, 107, 9, ODD, All Season-Float Week/Float Unit, 13709/1474, 2023 & 2025, \$3,085.37, \$1.08; MARGUERITE D HARVEY 15930 HAYS RD SPRING HILL FL, 34610, 1, 5, 105, 15, WHOLE, Fixed Week/Float Unit, 13709/1474, 2024, \$1,208.00, \$0.51; TIMOTHY A HARVEY 7976 ALARKA RD BRYSON CITY NC, 28713, 1, 5, 105, 15, WHOLE, Fixed Week/Float Unit, 13709/1474, 2024, \$1,208.00, \$0.51; LILLIAN P PORTER & RUTH F POOLE3704 Pearce St Jacksonville FL, 32209, 1/2, 3, 103, 27, ODD, All Season-Float Week/Float Unit, 13709/1474, 2023 & 2025, \$3,085.37, \$1.08; EDDIE F MCGEE 7263 Somerset Pond Dr Hillsborough FL, 33573, 3, 3 & 3 & 3, 103 & 103 & 103, 3 & 4 & 9, WHOLE & WHOLE & WHOLE, All Season-Float Week/Float Unit, 13709/1474, 2024-2025, \$8,405.74, \$3.10; CARIE AMCGEE 2416 HAWKS POINT CT RUSKIN FL, 33570, 3, 3 & 3 & 3, 103 & 103 & 103, 3 & 4 & 9, WHOLE & WHOLE & WHOLE, All Season-Float Week/Float Unit, 13709/1474, 2024-2025, \$8,405.74, \$3.10; JULIO D GALLARDO 1123 CROSSAVE FL 1 ELIZABETH NJ, 07208, 2, 5 & 5, 105 & 105, 19 & 20, WHOLE & WHOLE, All Season-Float Week/Float Unit, 13709/1474, 2024-2025, \$5,475.35, \$2.08; OSCAR GUERRERO 6422 SW 162ND CT Miami FL, 33193, 2, 5 & 5, 105 & 105, 19 & 20, WHOLE & WHOLE, All Season-Float Week/Float Unit, 13709/1474, 2024-2025, \$5,475.35, \$2.08; EMILIA UGARTEGALLARDO 1123 CROSS AVE ELIZABETH NJ, 07208, 2, 5 & 5, 105 & 105, 19 & 20, WHOLE & WHOLE, All Season-Float Week/Float Unit, 13709/1474, 2024-2025, \$5,475.35, \$2.08; MICHAEL A GABRIEL, JR & LAURIE A GABRIEL 345 CarmelloCir Conway SC, 29526, 1/2, 16, 116, 12, ODD, All Season-Float Week/Float Unit, 13709/1474, 2021 & 2023 & 2025, \$4,881.42, \$1.53 April 10, 17, 2026 26-00669K

2024-2025, \$5,475.35, \$2.08; CLAUDIA RODRIGUEZ 4492 Sutlive St Port Charlotte FL, 33948, 1/2, 12, 112, 16, EVEN, All Season-Float Week/Float Unit, 13709/1474, 2024, \$1,436.19, \$0.51; ORLANDO R LAURENTI 3560W 88TH ST Hialeah FL, 33018, 1, 16, 116, 33, WHOLE, All Season-Float Week/Float Unit, 13709/1474, 2024-2025, \$1,413.84, \$0.56; NATALI NAVARRO 8742 W 37TH AVE APT 507 Hialeah FL, 33018, 1, 16, 116, 33, WHOLE, All Season-Float Week/Float Unit, 13709/1474, 2024-2025, \$1,413.84, \$0.56; DANIEL MARIN 9225 Sutter Ct Orlando FL, 32825, 1, 11, 111, 47, WHOLE, All Season-Float Week/Float Unit, 13709/1474, 2024-2025, \$2,943.81, \$1.08; KATHLEEN MARIN 931 BOULDERDR SOUTH DAYTONA FL, 32119, 1, 11, 111, 47, WHOLE, All Season-Float Week/Float Unit, 13709/1474, 2024-2025, \$2,943.81, \$1.08; WILFREDO TORRES & DAMARIS TORRES 4558 Limerick Dr Tampa FL, 33610, 2, 10, 110 & 110, 22 & 23, WHOLE & WHOLE, All Season-Float Week/Float Unit, 13709/1474, 2024-2025, \$2,714.14, \$1.09; YANICET SOTO & RICARDO M MARTINEZ 8420 Valrie Ln Riverview FL, 33569, 1, 11, 111, 29, WHOLE, AllSeason-Float Week/Float Unit, 13709/1474, 2024-2025, \$2,850.03, \$1.08; MARTHIA M ARMENTA PEREZ 2187 PEGG RD COLUMBUS OH, 43224, 1/2, 10, 10, 1, EVEN, All Season-FloatWeek/Float Unit, 13709/1474, 2024, \$1,436.19, \$0.51; MICHAEL A GABRIEL, JR & LAURIE A GABRIEL 345 CarmelloCir Conway SC, 29526, 1/2, 16, 116, 12, ODD, All Season-Float Week/Float Unit, 13709/1474, 2021 & 2023 & 2025, \$4,881.42, \$1.53 April 10, 17, 2026 26-00669K

SECOND INSERTION

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

Case No.: 2025CA004222A000BA ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, v. THE UNKNOWN HEIRS, ADVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF WILLIAM J. CRANE A/K/A WILLIAM JAMES CRANE, DECEASED; ET AL., Defendant. To the following Defendant(s): JOHN CRANE, AS POTENTIAL BENEFICIARY OF THE WILLIAM J. CRANE REVOCABLE TRUST DATED MARCH 21, 2012 6730 ROCKY POINT RD LAKE WALES, FL 33898 ROSA VELEZ, AS POTENTIAL BENEFICIARY OF THE WILLIAM J. CRANE REVOCABLE TRUST DATED MARCH 21, 2012 6730 ROCKY POINT RD LAKE WALES, FL 33898 JERRY JOHNSON, AS POTENTIAL BENEFICIARY OF THE WILLIAM J. CRANE REVOCABLE TRUST DATED MARCH 21, 2012 6730 ROCKY POINT RD LAKE WALES, FL 33898 EUGENIA JOHNSON, AS POTENTIAL BENEFICIARY OF THE WILLIAM J. CRANE REVOCABLE TRUST DATED MARCH 21, 2012 6730 ROCKY POINT RD LAKE WALES, FL 33898 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 1-UNIT NO. 4 OF THE UNRECORDED PLAT OF PLEASANT ACRES, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, RUN SOUTH 00 DEGREE 36 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION SOUTH 89 DEGREES 21 MINUTES EAST, PARALLEL

TO THE NORTH LINE OF SAID SECTION 33.0 FEET TO THE POINT OF BEGINNING, CONTINUE SOUTH 89 DEGREES 21 MINUTES EAST 100.0 FEET, THENCE RUN SOUTH 00 DEGREES 36 MINUTES 30 SECONDS WEST, 120.0 FEET, RUN THENCE NORTH 89 DEGREES 21 MINUTES WEST, 100.0 FEET, RUN THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS EAST, 120.0 FEET, TO THE POINT OF BEGINNING. a/k/a 6730 Rocky Point Rd, Lake Wales, FL 33898

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 5/17/26 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 order to participate 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 31st day of March, 2026. Stacy M. Butterfield As Clerk of the Court (SEAL) By Sebastian Irlanda As Deputy Clerk

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. 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.

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 20, 2026.

CLERK OF THE COURT Honorable Stacy M. Butterfield 255 North Broadway Bartow, Florida 33830-9000 (COURT SEAL) By: 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 10, 17, 2026 26-00664K

SECOND INSERTION

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

CASE NO.: 53-2024-CA-000544 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JANICE OCENOSAK, Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order On Plaintiff's Motion To Reset Foreclosure Sale entered on March 27, 2025, and the Summary Final Judgment of Foreclosure entered on August 30, 2024 in Case No. 53-2024-CA-000544 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and JANICE OCENOSAK, SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, GOODLEAP, LLC, RENOVATEOPCO TRUST, HOMEOPCO SUB A TRUST, and AQUA FINANCE, INC are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 26th day of May 2026, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit: THE S 1/2 OF THE W 1/2 OF THE W 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 27 SOUTH,

RANGE 27 EAST, LESS AND EXCEPT THE SOUTH 50.00 FEET THEREOF FOR ROAD PURPOSES, ALL LYING AND BEING IN POLK COUNTY, FLORIDA. Also known as 4740 E HINSON AVE, HAINES CITY, FL 33844 (the "Property").

together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 31st day of March 2026. Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP 1800 NW Corporate Blvd., Ste. 302 Boca Raton, FL 33431 Telephone: 561-507-5252 / Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff April 10, 17, 2026 26-00662K

SECOND INSERTION

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

CASE NO. 2025CC002881 FOUNTAIN PARK HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. PETER HARPER & CHERYL M. CAREY-HARPER, Defendants.

Notice is given that under a Final Summary Judgment dated March 30, 2026, and in Case No. 2025CC002881 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which FOUNTAIN PARK HOMEOWNERS ASSOCIATION, INC., the Plaintiff and PETER HARPER & CHERYL M. CAREY-HARPER 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 July 27, 2026, the following described property set forth in the Final Summary Judgment:

Lot 24, Fountain Park - Phase 2, according to the plat thereof, as recorded in Plat Book 167, Pages 13 through 17 of the Public Records of Polk County, Florida Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand this 1st day of April 2026. By: /s/ Karen J. Wonsetler Karen J. Wonsetler, Esq. Florida Bar No. 140929 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803 Primary E-Mail for service: Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843 Attorney for Plaintiff April 10, 17, 2026 26-00658K

SECOND INSERTION

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

CASE NO.: 2025-CA-005081 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. AISHA Y. SHEPHARD, et al., Defendants.

TO: Eric Frazier, Jr. 4725 Magnolia Preserve Avenue Winter Haven, FL 33880 Eric Frazier, Jr. 219 Lookout Dr. Apollo Beach, FL 33572 Unknown Party in Possession 1 4725 Magnolia Preserve Avenue Winter Haven, FL 33880 Unknown Party in Possession 2 4725 Magnolia Preserve Avenue Winter Haven, FL 33880 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida: LOT 67, MAGNOLIA PRESERVE PHASE TWO, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN THE PLAT BOOK 155, PAGES 41 AND 42, 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.

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 24 2026. Stacy M. Butterfield as Clerk of the Circuit Court of Polk County, Florida (SEAL) By: Ruthy Pacheco DEPUTY CLERK

Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 April 10, 17, 2026 26-00666K

SECOND INSERTION

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

CASE NO. 2025CC002893 SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION INC., a Florida Not-For-Profit Corporation, Plaintiff, v. PETITTA ADELINA CASTELLANOS, Defendants.

Notice is given that under a Final Summary Judgment dated March 30, 2026, and in Case No. 2025CC002893 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION INC., the Plaintiff and PETITTA ADELINA CASTELLANOS 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 May 1, 2026, the following described property set forth in the Final Summary Judgment: Lot 205, Kokomo Bay Phase Two, according to the map or plat thereof, as recorded in Plat Book 122, Pages 3 and 4 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 1st day of April 2026. By: /s/ Karen J. Wonsetler Karen J. Wonsetler, Esq. Florida Bar No. 140929 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803 Primary E-Mail for service: Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843 Attorney for Plaintiff April 10, 17, 2026 26-00657K

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. 2025CA004977A000BA FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. MARTIN ALONSO ORREGO-GONZALEZ A/K/A MARTIN ORREGO-GONZALEZ, et al., Defendant.

To: MARTIN ALONSO ORREGO-GONZALEZ A/K/A MARTIN ORREGO-GONZALEZ, 861 GRAZIE LOOP, DAVENPORT, FL 33837 RAFAEL ORREGO-CONZALEZ, 861 GRAZIE LOOP, DAVENPORT, FL 33837 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 87, RESERVE AT AVIANA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE(S) 32, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

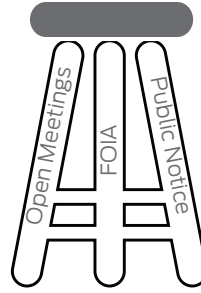
LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 4/22/26 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the 16th day of March, 2026. STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY AS Clerk of the Court (SEAL) By: Sebastian Irlanda Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-14651FL April 10, 17, 2026 26-00693K

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

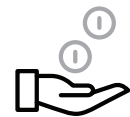


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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.

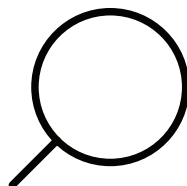


Citizens continue to learn about vital civic matters from newspaper notices.

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

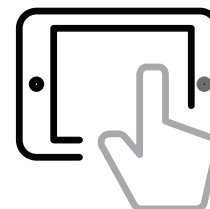
Verifying publication is difficult-to-impossible on the web.

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.**



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.

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