

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of REDIMIDOS POR DIOS - HAINES CITY located at 6010 S Goldenrod Rd in the City of ORLANDO, Polk, FL 32822 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of April, 2026
REDIMIDOS POR DIOS, INC.
JHOAN D. ZAMBRANO
May 1, 2026 26-00829K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Current Boat Works located at 1207 Baker Dr, in the County of Polk, in the City of Lakeland, Florida 33810 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland, Florida, this 23 day of April, 2026.
May 1, 2026 26-00822K

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 Shop Burnett located at 211 South Florida Avenue in the City of Lakeland, Polk, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of April, 2026
Denise L. Burnett
May 1, 2026 26-00817K

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 Papanaticos located at 803 pine ridge drive in the City of Davenport, Polk, FL 33897 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of May, 2026
Jim & Chayeb llc
Jonathan Moreno
May 1, 2026 26-00827K

FIRST INSERTION

EXHIBIT A NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Forest Lake Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 70 Florida Citrus Blvd., Winter Haven, FL 33880; Ph: (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Forest Lake Community Development District has (3) seats up for election, specifically seats 3, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.
May 1, 2026 26-00813K

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2026 CP 1293
IN RE: ESTATE OF JUNE C. FARMER AKA JUNE PATE FARMER Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of June C. Farmer aka June Pate Farmer, deceased, File Number 2026 CP 1293, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912; that the decedent's date of death was February 17, 2026; that the total value of the estate is \$10,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
June Pate Farmer Revocable Trust utd 12/20/23	Dena F. Scarborough Trustee
PO Box 421	Lake Hamilton, FL 33851

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration

must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is May 1, 2026.

Person Giving Notice: Dena F. Scarborough

PO Box 421
Lake Hamilton, FL 33851
Attorney for Person Giving Notice
Patrick L. Smith, Attorney
Florida Bar Number: 27044
179 N US Hwy 27, Suite F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 989-4265
E-Mail: patrick@attorneypatricksmith.com
Secondary E-Mail: becky@attorneypatricksmith.com
May 1, 8, 2026 26-00812K

FIRST INSERTION

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

File No. 2026CP00961A000BA
IN RE: ESTATE OF LESLIE A. TAYLOR, A/K/A LESLIE ANNE TAYLOR, A/K/A LESLIE TAYLOR Deceased.

The administration of the estate of Leslie A. Taylor, A/K/A Leslie Anne Taylor, A/K/A Leslie Taylor, deceased, whose date of death was December 8, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC4, 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. 732.2211, 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 May 1, 2026.

Personal Representative: Bernadette F. Sheldon

125 Arrow Head Dairy Lane, Apt. 223
Chickamauga, Georgia 30707
Attorney for Personal Representative:
Robert W. Bible, Jr., Attorney
Independent of Counsel
Florida Bar Number: 561398
Pippen Law Group, PLLC
10225 Ulmerton Rd., Bldg. #11
Largo, FL 33771
Telephone: (727) 586-3306
Fax: (727) 585-4209
E-Mail: Robert@attypip.com
Secondary E-Mail: Suzie@attypip.com
May 1, 8, 2026 26-00821K

FIRST INSERTION

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

CASE NO.: 2026CP000217A000BA
IN RE: ESTATE OF WILLIAM EDWARD BROOKS, Deceased.

The administration of the Estate of WILLIAM EDWARD BROOKS, deceased, whose date of death was February 7, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME 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 May 1, 2026.

Personal Representative: DEBORAH LYNN BROOKS

1927 Escambia Lane
Kissimmee, FL 34759
Attorney for Personal Representative:
FLORIDA TRUST & ESTATE COUNSEL
2605 Ponce de Leon Blvd
Coral Gables, FL 33134
Telephone: 305-441-7091
/s/ Michael V. Arroyave
MICHAEL V. ARROYAVE, ESQ.
FBN: 88540
Direct Email:
Michael@FTECounsel.com
For Service of Documents only:
Service@FTECounsel.com
May 1, 8, 2026 26-00823K

FIRST INSERTION

EXHIBIT A NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Highland Meadows II Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 70 Florida Citrus Blvd., Winter Haven, FL 33880; Ph: (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined

in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Highland Meadows II Community Development District has (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.
May 1, 2026 26-00814K

FIRST INSERTION

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Soltterra Resort Community Development District will commence at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 250 S. Broadway Ave., Bartow, FL 33830. The Supervisor of elections may be contacted by phone at (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003,

Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Soltterra Resort Community Development District has two (2) seats up for election through the general election process, specifically Seats 3 and 5. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.
May 1, 2026 26-00816K

FIRST INSERTION

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Westridge Community Development District will commence at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 250 South Broadway Avenue, Bartow, Florida 33830, (863) 534-5887. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal

resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Westridge Community Development District has three (3) seats up for election, specifically seats 3, 4, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on Tuesday November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.
Brian Mendes
District Manager
Westridge Community Development District
May 1, 2026 26-00815K

FIRST INSERTION

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

File No. 2025-CP-003911
IN RE: ESTATE OF ROBIN LYNN CAPPERT Deceased.

The administration of the estate of Robin Lynn Cappert, deceased, whose date of death was June 24, 2024, 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.

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

must be filed with the clerk.

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative: Cynthia-Anne Tabor

2314 Cinelli Street
Greenville, South Carolina 29615
FAMILY FIRST FIRM
Counsel for Personal Representative
/s/ Ryan Saboff
Ryan J. Saboff, Esquire
Florida Bar Number: 1010852
Christopher F. Torchia, Esquire
Florida Bar Number: 270120
1030 W. Canton Ave., Suite 102
Winter Park, FL 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail: ryan.saboff@familyfirstfirm.com
E-Mail: chris.torchia@familyfirstfirm.com
Secondary E-Mail: probate@familyfirstfirm.com
May 1, 8, 2026 26-00818K

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 Rose's Financial Care located at 721 Lake Dell Ave in the City of Dundee, Polk, FL 33838 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of April, 2026
Rose Nguyen
May 1, 2026 26-00828K

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 Proper Pie Company located at 511 US 17 92 W unit 520 in the City of Haines City, Polk, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of April, 2026
The Proper Pie LLC
May 1, 2026 26-00843K

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 Wynn Legacy Insurance Agency located at 312 Candler St in the City of Haines City, Polk, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of April, 2026
Bonita Hall Wynn
May 1, 2026 26-00844K

FIRST INSERTION

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

File No. 26-CP-001169
Division: Probate
IN RE: ESTATE OF BRIDGETTE LAURETTA SMITH, Deceased.

The administration of the estate of Bridgette Lauretta Smith, deceased, whose date of death was September 30, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 Broadway Avenue N., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 1, 2026.

Signed on 03/24/2026.
Johnnie Emmons
Personal Representative
2314 Rue De Belle Vue
Lithonia, GA 30058
Jonathan P. Kinsella
Attorney for Personal Representative
Florida Bar No. 96398
HKH Elder Law
5235 16th Street North, Ste. 200
St. Petersburg, FL 33703
Telephone: (727) 343-8959
Email: Jonathan@HKHElderLaw.com
Secondary Email: staff2@HKHElderLaw.com
May 1, 8, 2026 26-00846K

--- ESTATE / 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. 2025CA000424000000 PENTAGON FEDERAL CREDIT UNION, Plaintiff, vs. EUGENIO GONZALEZ AND CARMEN GARCIA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 23, 2026, and entered in 2025CA000424000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PENTAGON FEDERAL CREDIT UNION is the Plaintiff and CARMEN GARCIA; EUGENIO GONZALEZ 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 28, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK "A", OF MAYRE-JAYNE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE(S) 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address:
227 POINSETTIA DR,
HAINES CITY, FL 33844

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

IMPORTANT

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

Dated this 28 day of 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
24-238614 - MaS
May 1, 8, 2026 26-00845K

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. 2023CA00571400000 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2, Plaintiff, vs. VINCENT AKHIMIE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 19, 2025, and entered in 2023CA005714000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2 is the Plaintiff and VINCENT AKHIMIE 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 61, LAKE POINT SOUTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 1212 CANDLEWOOD DR, LAKELAND, FLORIDA 33813
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 28 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
24-230646 - EuE
May 1, 8, 2026 26-00837K

FIRST INSERTION

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

CASE NO.: 2025CA-004037-A000-BA NORTHTRIDGE RESERVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. ORETT A. WARD, KAREN WILLIAMS, UNKNOWN TENANT AND UNITED STATES OF AMERICA, ACTING ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s).

NOTICE IS GIVEN that pursuant to a Final Judgment of Foreclosure dated April 14, 2026, in Case No. 2025CA-004037-A000-BA, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which NORTHTRIDGE RESERVE HOMEOWNERS ASSOCIATION, INC. is the Plaintiff and Orett A. Ward, Karen Williams, Unknown Tenant nka Jamal Ward and United States of America, Acting on behalf of Secretary of Housing and Urban Development are the Defendant(s), the Clerk Stacy M. Butterfield, CPA, will sell to the highest and best bidder for cash online at https://www.polk.realforeclose.com, at 10:00 a.m. on May 29, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 146, NORTHTRIDGE RESERVE, according to the plat thereof, as recorded in Plat Book 173, Page 21, of the Public Records of Polk County, Florida and all amendments thereto.

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

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

DATED on April 21st, 2026.

By: David M. Dilts, Esquire
Florida Bar No: 68615
Attorney for Plaintiff
KAYE BENDER REMBAUM, P.L.
1200 PARK CENTRAL
BOULEVARD SOUTH
POMPANO BEACH, FLORIDA 33064
TELEPHONE (954) 928-0680
May 1, 8, 2026 26-00830K

FIRST INSERTION

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

CASE NO.: 2025CA004419A000BA M&T BANK PLAINTIFF, VS. RANDY ENRIQUE CRUZ, ET AL., DEFENDANT(S).

TO: Randy Enrique Cruz
Last Known Address: 16 Rockingham St, Hartford Ct 06114
Current Residence: UNKNOWN
TO: Maria Yeni Luna Duran
Last Known Address: 665 Madison Dr, Davenport, FL 33837
Current Residence: UNKNOWN

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

LOT 331, MADISON PLACE PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE(S) 24 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before

May 25, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiffs 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 17 day of April, 2026.

STACY M. BUTTERFIELD, CPA,
CLERK OF CIRCUIT COURT
(SEAL) By: A. Nieves
As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
600 West Hillsboro Boulevard
Suite 600,
Deerfield Beach, FL 33441
25FL801-0112
May 1, 8, 2026 26-00840K

FIRST INSERTION

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

CASE NO. 2025CA001966A000BA U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JUAN DE LIRA PERADA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 20, 2026, and entered in 2025CA001966A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and JUAN DE LIRA PERADA; YOELDA ROGEL DE LIRA A/K/A ROGEL DE LIRA YOELDA A/K/A YOELDA R. DE LIRA; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on May 19, 2026, the following described property as set forth in said Final Judgment, to wit:

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

WOOD AVE, DUNDEE, FL 33838

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

IMPORTANT

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

Dated this 28 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
25-304802 - RaO
May 1, 8, 2026 26-00839K

FIRST INSERTION

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

File No. 53-2026-CP-001253-A000-BA In re Estate of MERLE S. KENYON, Deceased.

The administration of the Estate of Merle S. Kenyon, deceased, whose date of death was February 28, 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 Representatives and the Personal Representatives' 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 sur-

living 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 May 1, 2026.

Personal Representatives:
BRIEN W. KENYON
113 Covington Cove SE
Winter Haven, FL 33880
-and-
DEREK S. KENYON
12305 Noreast Lake Drive
Tampa, FL 33612

Attorney for Personal Representatives:
CAROL J. WALLACE
Attorney for Personal Representatives
Florida Bar Number: 71059
Elder Law Firm of
Clements and Wallace, PL
310 East Main Street
Lakeland, Florida 33801
Telephone: (863) 687-2287
Fax: (863) 682-7385
E-Mail: cwallace@mclements.com
2nd E-Mail:
abaustert@mclements.com
May 1, 8, 2026 26-00842K

FIRST INSERTION

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

Case No. 532026CP000834A00BA Section 14 IN RE: ESTATE OF JAMES CODY SKINNER Deceased.

The administration of the estate of James Cody Skinner, deceased, whose date of death was September 3, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 Broadway Ave N, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 May 1, 2026.

Personal Representative:
Shacole Skinner
476 Burnham Circle
Auburndale, Florida 33823
Attorney for Personal Representative:
Erin Whittemore Lohmiller, Esq.
erin@lohmillierlaw.com,
lohmillierlaw@gmail.com,
Florida Bar No. 0038631
LOHMILLER LAW, PLLC
136 4th Street N., Suite 201
St. Petersburg, Florida 33701
Telephone: (727) 643-3818
May 1, 8, 2026 26-00847K

FIRST 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: 2026CA000164A000BA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JOSHUA ANTONIA BRANCH; SADDLE CREEK PRESERVE COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

TO: JOSHUA ANTONIA BRANCH
LAST KNOWN ADDRESS: 1880 RED LOOP, LAKELAND, FL 33801
ALSO ATTEMPTED AT:
4714 N HABANA AVE, APT 1007, TAMPA, FL 33614

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

LOT 199, OF SADDLE CREEK PRESERVE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 198, PAGE 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 1880 Red Loop, Lakeland, FL 33801
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 June 3rd, 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 27th day of April, 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Sebastian Ilerka
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@flwlaw.com
04-103113-F00
May 1, 8, 2026 26-00841K

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. 2025CA001745A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JOMARY OLGUITA MOLINA-RIVERA A/K/A JOMARY OLGUITA MOLINA RIVERA AND YANELYS MILLEY PENA-RAMIREZ, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 17, 2026, and entered in 2025CA001745A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and JOMARY OLGUITA MOLINA-RIVERA A/K/A JOMARY OLGUITA MOLINA RIVERA; YANELYS MILLEY PENA-RAMIREZ; UNKNOWN SPOUSE OF JOMARY OLGUITA MOLINA-RIVERA A/K/A JOMARY OLGUITA MOLINA RIVERA; FLORIDA HOUSING FINANCE CORPORATION; JACKSON LANDING 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 May 19, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 15, JACKSON LANDING, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 190, PAGE(S) 32 THROUGH 35,

INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:
4925 JACKSON ST,
WINTER HAVEN, FL 33884

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

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

Dated this 28 day of 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
24-247417 - EuE
May 1, 8, 2026 26-00838K

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.

--- ESTATE ---

FIRST INSERTION

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

File No.
53-2026-CP-001251-A000-BA
In re Estate of
LUCRETIA JANE BANKS,
Deceased.

The administration of the Estate of Lucretia Jane Banks, deceased, whose date of death was March 21, 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 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 May 1, 2026.

Personal Representative:
BRANDI MICHELLE RIALS
5 Carrick Road

Palm Beach Gardens, FL 33418
Attorney for Personal Representative:
CAROL J. WALLACE

Attorney for Personal Representative
Florida Bar Number: 71059
Elder Law Firm of

Clements & Wallace PL
310 East Main Street
Lakeland, Florida 33801
Telephone: (863) 687-2287

Fax: (863) 682-7385
E-Mail: cwallace@mclements.com
2nd E-Mail:

abaustert@mclements.com
May 1, 8, 2026 26-00836K



Q What is a public notice?

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

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

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

Q Are there different types of legal notices?

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

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

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

Q Who benefits from legal notices?

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

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

Q How much do legal notices cost?

A The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

1V20906_V19

--- SALES / ACTIONS ---

FIRST INSERTION

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

CASE NO.:
532026CA000386A000BA
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.
WILLY SENAT; ASSOCIATION
OF POINCIANA VILLAGES, INC.;
FLORIDA HOUSING FINANCE
CORPORATION; ISPC, INC;
POINCIANA VILLAGE EIGHT
ASSOCIATION, INC; HANDY
DESHOMMES
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 19 day of May, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 25, BLOCK 817, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
266 FIG COURT,
POINCIANA, FL 34759
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 23 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
25-04195
May 1, 8, 2026 26-00819K

FIRST INSERTION

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.: 2025CA001981A000BA
TH MSR HOLDINGS LLC,
Plaintiff, vs.
CHRISTIAN A. MCCULLERS, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure entered on April 16, 2026 in Case No. 53-2025-CA-001981 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein TH MSR HOLDINGS LLC is Plaintiff, and CHRISTIAN A. MCCULLERS, KASIDY L. GARRETT N/K/A KASIDY L. MCCULLERS, UNKNOWN TENANT #1, and UNKNOWN TENANT #2, 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 15th day of July 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 131, FORESTWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 82, PAGE(S) 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Also known as 6241 FORESTWOOD DR W, LAKEWOOD, FL 33811
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 22nd 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 /
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
May 1, 8, 2026 26-00810K

FIRST INSERTION

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

CASE NO.:
2026CA-000483-A000-BA
FREEDOM MORTGAGE
CORPORATION
PLAINTIFF, VS.
YULIANA VILLEGAS GUERRERO
AND EDWAR FERNEY ROLDAN
MORALES, ET AL.,
DEFENDANT(S).

TO: Yuliana Villegas Guerrero
Last Known Address: 14025 Fairway Island Dr 332 Orlando FL 32837
Current Residence: UNKNOWN
TO: Edwar Ferney Roldan Morales
Last Known Address: 14025 Fairway Island Dr 332 Orlando FL 32837
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

Lot 6, Block 5, BRADBURY CREEK PHASE 1, according to the map or plat thereof recorded in Plat Book 201, Pages 8 through 15, inclusive, of the Public Records of Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard; Suite 600, Deerfield Beach, FL 33441, on or before

May 25, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the Business Observer-Tampa Bay, 3902 Henderson Boulevard, Suite 208, Tampa, FL 33629 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 17 day of April 2026.

STACY M. BUTTERFIELD, CPA,
CLERK OF CIRCUIT COURT
As Clerk of Court
(SEAL) By: A. Nieves
As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
600 West Hillsboro Boulevard;
Suite 600,
Deerfield Beach, FL 33441
26-000236
May 1, 8, 2026 26-00835K

FIRST 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: 2026CA000737A000BA
PENNYMAC LOAN
SERVICES, LLC,
Plaintiff, vs.
PEGGY MAXWELL POWELL;
DONAVAN DENNIS POWELL;
UNKNOWN SPOUSE OF PEGGY
MAXWELL POWELL; SOLIVITA
COMMUNITY ASSOCIATION,
INC.; UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant(s).

TO: DONOVAN DENNIS POWELL
LAST KNOWN ADDRESS: 1305 Lombardi Ct, Poinciana, FL 34759
ALSO ATTEMPTED AT:
1192 NW 40TH AVE APT 518
LAUDERHILL, FL 33313
TO: PEGGY MAXWELL POWELL
LAST KNOWN ADDRESS: 1305 Lombardi Ct, Poinciana, FL 34759
ALSO ATTEMPTED AT: 1950 N LAUDERDALE AVE APT 205 NORTH LAUDERDALE, FL 33068,
1192 NW 40TH AVE APT 518
LAUDERHILL FL 33313
TO: UNKNOWN SPOUSE OF PEGGY MAXWELL POWELL
LAST KNOWN ADDRESS: 1305 Lombardi Ct, Poinciana, FL 34759
ALSO ATTEMPTED AT: 1950 N LAUDERDALE AVE APT 205 NORTH LAUDERDALE FL 33068,
1192 NW 40TH AVE APT 518
LAUDERHILL FL 33313
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 116 OF SOLIVITA PHASE 5D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 195, PAGE 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA,
PROPERTY ADDRESS: 1305

Lombardi Ct, Poinciana, FL 34759
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 June 1, 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 23 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@flwlaw.com
04-103288-F00
May 1, 8, 2026 26-00811K

FIRST INSERTION

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

CASE NO.: 2024-CA-003096
PENNYMAC LOAN
SERVICES, LLC,
Plaintiff, v.
DYLAN MAGDANZ, et al.,
Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on June 1, 2026, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

The West 90 feet of the East 835.50 feet of the South 140 feet of the North 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 29 South, Range 23 East, Polk County, Florida. Subject to a utility easement of 15 feet along the South side thereof.

Property Address: 2318 Maple Hill Drive, Lakeland, FL 33811
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim

before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 27th day of April, 2026.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave,
Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
May 1, 8, 2026 26-00831K

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. 2026CA000774A000BA
Freedom Mortgage Corporation
Plaintiff, vs.
The Unknown Spouse, Heirs,
Devises, Grantees, Assignees,
Lienors, Creditors, Trustees, and
all other parties claiming interest
by, through, under or against the
Estate of Luis Raul Rivera Guzman,
Deceased; et al
Defendants.

TO: The Unknown Spouse, Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Luis Raul Rivera Guzman, 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 8, BLOCK 3029, POINCIANA NEIGHBORHOOD 6 VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGES 29 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it on 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 May 29, 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 22, 2026.

Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: A. Nieves
As Deputy Clerk
Orlando F. Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F00242
May 1, 8, 2026 26-00824K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
FLORIDA, IN AND FOR
POLK COUNTY
CIVIL DIVISION
CASE NO. 2024CA000607
Division 08

US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF SARAH
DAVIS A/K/A SARAH M. DAVIS,
DECEASED, CALVIN GRAHAM,
WILSON REYES, AS KNOWN
HEIR OF SARAH DAVIS A/K/A
SARAH M. DAVIS, SHERRIE
JUMPER, AS KNOWN HEIR OF
SARAH DAVIS A/K/A SARAH M.
DAVIS, WILSON REYES, JR., AS
KNOWN HEIR OF SARAH DAVIS
A/K/A SARAH M. DAVIS, AMBER
REYES, AS KNOWN HEIR OF
SARAH DAVIS A/K/A SARAH M.
DAVIS, et al.
Defendants.

TO: WILSON REYES, AS KNOWN HEIR OF SARAH DAVIS A/K/A SARAH M. DAVIS
LAST KNOWN ADDRESS
207 W PARKER ST
LAKEWOOD, FL 33815
UNKNOWN SPOUSE OF WILSON REYES
LAST KNOWN ADDRESS
207 W PARKER ST
LAKEWOOD, FL 33815
WILSON REYES, JR., AS KNOWN HEIR OF SARAH DAVIS A/K/A SARAH M. DAVIS
LAST KNOWN ADDRESS
207 W PARKER ST
LAKEWOOD, FL 33815
UNKNOWN SPOUSE OF WILSON REYES, JR.
LAST KNOWN ADDRESS
207 W PARKER ST
LAKEWOOD, FL 33815

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

THE WEST 1/2 OF LOT 4, BLOCK 2, OF THE RE-SUBDIVISION OF MCRAE & BRYANT'S ADDITION TO LAKEWOOD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 64, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 23 EAST.

commonly known as 207 W PARKER ST, LAKEWOOD, FL 33815 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 5/28/2026, (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: April 21st, 2026.
CLERK OF THE COURT
Honorable Stacy M. Butterfield
255 North Broadway
Bartow, Florida 33830-9000
(COURT SEAL) By: RUTHY PACHECO
Deputy Clerk

David R. Byars
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
320250/2529856/and
May 1, 8, 2026 26-00832K

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO. 2026CC003406

SOLTERRA RESORT
HOMEOWNERS ASSOCIATION
INC., A Florida Not-For-Profit
Corporation, Plaintiff, vs.
FERNANDO PEREZ
Defendants.

TO: FERNANDO PEREZ
1015 Oak Bluff Drive
Davenport, FL 33837

If alive, and if dead, all parties claiming interest by, through, under or against FERNANDO PEREZ, and all parties having or claiming to have any right, title, or interest in the property described herein.

YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:

Lot 4, Solterra Phase 2C-1, according to the plat thereof recorded in Plat Book 169, Pages 30 through 34, Public Records of Polk County, Florida.
Property Address: 1015 Oak Bluff Drive, Davenport, FL 33837

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on SOLTERRA RESORT HOMEOWNERS ASSOCIATION INC., c/o Karen J. Wonsotler, Esq., The Law Office of Wonsotler &

Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date of the 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.

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

Default Date: 6/1/2026
WITNESS my hand and the seal of this Court on 4/23/2026.
Stacy M. Butterfield
Polk County
Clerk of Court
(SEAL) By: T. Joiner
Deputy Clerk

Karen J. Wonsotler, Esq.,
The Law Office of
Wonsotler & Webner, P.A.,
717 N. Magnolia Avenue,
Orlando, FL 32803
May 1, 8, 2026 26-00820K

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. 2025CA000713000000
Selene Finance, L.P.,
Plaintiff, vs.
William H. Bowns, Jr., et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA000713000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Selene Finance, L.P. is the Plaintiff and William H. Bowns, Jr.; International Bass Lake Resort Homeowners' Association, Inc. a/k/a International Bass Lake Resort Homeowners Association, Inc. 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 1st day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 344, LAKESIDE AT BASS LAKE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE(S) 35, OF THE PUBLIC RECORDS OF POLK

COUNTY, FLORIDA.
TAX ID:
226-25-12-488056-003440
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 23rd 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, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F00116
May 1, 8, 2026 26-00809K

PUBLISH YOUR
LEGAL NOTICE

Email
legal@businessobserverfl.com

Business
Observer
MAY 2026

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

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2025 CC 000410
ISAAC KELBIE, INC. D/B/A SHIPP RECK HARBOR MOBILE HOME PARK, Plaintiff, vs. STEVEN GUY TERREBUSH AND US SMALL BUSINESS ADMINISTRATION, if the above Defendants are alive and if one or more of said Defendants are dead, their unknown spouses, heirs, devisees, assignees, grantees, creditors, or other parties claiming by, through, under, or against said Defendants, 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 as JOHN DOE, Defendants.
NOTICE IS HEREBY GIVEN, pursuant to a Default Final Judgment of Foreclosure of Landlord's Lien Against Personal Property, dated March 31, 2026, and entered in Case No.: 2025 CC 000410 of the County Court in and for Polk County, Florida, in which ISAAC KELBIE, D/B/A SHIPP RECK HARBOR MOBILE HOME PARK, is the Plaintiff and by and through his undersigned counsel, moves for entry of a Default by the Clerk against Defendants, STEVEN GUY TERREBUSH AND US SMALL BUSINESS ADMINISTRATION, if the above Defendants are dead, their unknown spouses, heirs, devisees, assignees, grantees, creditors, or other parties claiming by, through, under, or against said Defendants, 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 as JOHN DOE, are the Defendants, the Polk

County Clerk will sell to the highest and best bidder for cash electronically/online at www.polk.realforeclose.com, Polk County, Florida, at 10:00 a.m. on the 29th day of June, 2026, the following described property, as set forth in said Default Final Judgment of Landlord's Lien Against Personal Property:
The mobile home situated at 108 Captain Kidd Lane, Winterhaven, FL 33880, in the Community, being a 2018 Mobile Home bearing Vehicle Identification Numbers N114342A/N114342B.
Any person or entity claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner, as of the date of the filing of Plaintiff's complaint in this action, must file a claim with the clerk of court within sixty (60) days after the foreclosure sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Witness my hand and seal this 28th day of April, 2026.
THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400
Sarasota, Florida 34236
(t) 941-363-0110 | (f) 941-952-9111
Attorney for Plaintiff
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com
May 1, 8, 2026 26-00833K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2025CA-002787-A000-BA
NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING Plaintiff(s) vs. ISRAEL CORDOVA HERNANDEZ; PETRA IAZ CORDOVS; CASTLE CREDIT CO HOLDINGS, LLC; LVNV FUNDING LLC; SUNSET POINTE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC, ET AL Defendant(s).
Notice is hereby given that pursuant to a Final Judgment entered on FEBRUARY 23, 2026 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:
LOT 9, SUNSET POINTE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 128, PAGE(S) 8 AND 9 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property Address:
2332 Sunset Pointe Dr,
Lake Wales, FL 33898
to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at

www.polk.realforeclose.com, on 20TH day of MAY, 2026.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of the Court on this 15th day of April, 2026.
STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P. O. Box 9000
Bartow, Florida 33831-9000
(SEAL) By Carolyn Mack
Deputy Clerk
Polk County Clerk of Courts
Civil Law Department
Drawer CC-12, P. O. Box 9000
Bartow, FL 33831-9000
May 1, 8, 2026 26-00808K

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. 2026CA00118A000BA
MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL, Plaintiff, vs. JAMIE COUNCIL A/K/A JAMIE L. COUNCIL, et al., Defendant.
To: JAMIE COUNCIL A/K/A JAMIE L. COUNCIL
304 MAGNETA LOOP,
AUBURNDALE, FL 33823
TAVARIS LAQUANE COUNCIL A/K/A TAVARIS COUNCIL
304 MAGNETA LOOP,
AUBURNDALE, FL 33823
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 121, ESTATES OF AUBURNDALE PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGES 6 THROUGH 11, 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 5/28/2026 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 21 day of April, 2026.
STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
BY: /s/ Tamika Joiner
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
25-12684FL
May 1, 8, 2026 26-00834K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA-003146-0000-00
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. PHILIP HROMANIK; UNKNOWN SPOUSE OF PHILIP HROMANIK; ROSEMARIE OWOC HROMANIK; UNKNOWN SPOUSE OF ROSEMARIE OWOC HROMANIK; BRIDGEFORD CROSSING HOMEOWNERS' ASSOCIATION, INC., UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HAINES CITY HMA LLC DBA HEART OF FLORIDA REGIONAL MEDICAL CENTER; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.
NOTICE IS HEREBY GIVEN pursuant to an Order dated April 9, 2026 entered in Civil Case No. 2024CA-003146-0000-00 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and PHILIP HROMANIK; ROSEMARIE OWOC HROMANIK; BRIDGEFORD CROSSING HOMEOWNERS' ASSOCIATION, INC.; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HAINES CITY HMA LLC DBA HEART OF FLORIDA REGIONAL MEDICAL CENTER; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at

www.polk.realforeclose.com beginning at 10:00 AM on May 26, 2026 the following described property as set forth in said Final Judgment, to-wit:
LOT 102, OF BRIDGEFORD CROSSING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, AT PAGE 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address:
620 Bridgeford Crossing Blvd,
Davenport, FL 33837
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Taji S. Foreman
Taji S. Foreman
FBN: 0058606
Service E-mail:
flrealprop@kelleykronenberg.com
File No: 2390.000289
May 1, 8, 2026 26-00807K

FIRST INSERTION

Fictitious Name Notice
Notice is hereby given that Scott Bartle, desiring to engage in business under the fictitious name RTP Publishing located at 304 E Pine St, Unit #5260, Lakeland, FL, 33801, intends to register said name in Polk County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 1, 2026 26-00825K

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that ANKIT RAMBABU MINISTRIES, INC, OWNER, desiring to engage in business under the fictitious name of ACTS OF FAITH MINISTRIES located at PO BOX, LAKE LAND, FLORIDA 33802 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 1, 2026 26-00826K

SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of ELLEN ANTHONY and JERRY ANTHONY will, on May 6, 2026, at 10:00 a.m., at 2104 Moorhen Court, Lot #1467, Lakeland, Polk County, Florida 33810; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1999 MERT MOBILE HOME, VIN: FLHMBT13743426A, TITLE NO.: 0083578935, and VIN: FLHMBT13743426B, TITLE NO.: 0083578863 and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#3326-3330)
April 24; May 1, 2026 26-00781K

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION
CASE NO.: 2025-CA-003550
AMERIHOMEMORTGAGE COMPANY, LLC, Plaintiff, vs. JUAN CARLOS GARCIA ELIZALDE; et al., Defendant(s).
TO: JUAN CARLOS GARCIA ELIZALDE; 1901 LAKEVIEW LN, POINCIANA, FL 34759
YOU ARE NOTIFIED that an action to foreclose to the following property in Polk County, Florida:
LOT 13, BLOCK 1128, POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE(S) 19 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as 1901 LAKEVIEW LN, POINCIANA, 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 May 21st, 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 14 2026.
STACY M. BUTTERFIELD, CPA
CLERK OF THE CIRCUIT COURT
(SEAL) By: Ruthy 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 24; May 1, 2026 26-00797K

SECOND INSERTION

mands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES WILL BE FOREVER BARRED.
IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The first date of publication of this notice is: April 24, 2026
BRENDA M. SNYDER
Personal Representative
2527 West Fern Street
Tampa, FL 33614
/s/ Keathel W. Chauncey
Keathel W. Chauncey, Esq.
Attorney for Personal Representative
Florida Bar No. 68461
Fresh Legal Perspective, PL
6930 W. Linebaugh Avenue
Tampa, Florida 33625
813-448-1042
Service@FLPLawFirm.com
KChauncey@FLPLawFirm.com
April 24; May 1, 2026 26-00798K

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 26CP-1230
IN RE: ESTATE OF Jon McCoy Bulger deceased.
The administration of the estate of Jon McCoy Bulger, deceased, Case Number 26CP-1230, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-000958
IN RE: ESTATE OF MARVIN O. SNYDER, Deceased.
This administration of the ESTATE OF MARVIN O. SNYDER, deceased, whose date of death was September 22, 2025, File Number 26-CP-000958, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the Decedent and other persons having claims or de-

SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of George Michael Tharpe will on the 11 day of May 2026 at 11:00 a.m., on property at 42 DD Street, Lakeland, Polk County, Florida 33815, in Georgetowne Manor be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make: 1977 REDM Mobile Home
VIN No.: 13001297A/B
Title No.: 14765488/14765487
And All Other Personal Property Therein
PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
Apr. 24; May 1, 2026 26-00777K

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of MARY BETH TATE will, on May 6, 2026, at 10:00 a.m., at 410 N. Grady Ave., Lot #410, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1983 CLAR MOBILE HOME, VIN: FLFLIAD167003682, TITLE NO.: 0040309726 and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#31021-15001)
April 24; May 1, 2026 26-00768K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026 CA-000734-A000-BA
TANIA LUDENA, Plaintiff, v. GARY COLLINS, JENNIFER BRUMBAUGH, APRIL STAMMEN, UNKNOWN HEIR OF GARY COLLINS #1, and UNKNOWN HEIR OF GARY COLLINS #2. Defendants.
UNKNOWN HEIR OF GARY COLLINS #1,
Old Tampa Hwy.
Lakeland, FL 33815
UNKNOWN HEIR OF GARY COLLINS #2
Old Tampa Hwy.
Lakeland, FL 33815
INTRODUCTION
YOU ARE NOTIFIED that an action for Quiet Title has been filed against you in relation to the following properties in Polk County, Florida:
This is an action to quiet title to real property located in Polk County, Florida, more particularly described as:
All interest in Lots 2 and 3 in Block 6 of EDGEWOOD PARK SUBDIVISION, according to the plat thereof recorded in Plat Book 13, Page 2, Public Records of Polk County, Florida.
Parcel ID: 23-28-22-093500-006020
and you are required to serve a copy of your written defenses, if any, to it on Eric J. Hall, Esq., the Plaintiff's attorney, who address is 2114 W. Columbus Dr., Tampa, FL 33607, on or before 5-18-26, or within twenty-eight (28) days from the first publication of this Notice of Action, and file the original with the Clerk of this Court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Date: 4-10-26
Stacy M. Butterfield, CPA
As Clerk of the Court & Comptroller
(SEAL) By: Ashley Saunders
As Deputy Clerk
Eric J. Hall, Esq.,
the Plaintiff's attorney,
2114 W. Columbus Dr.,
Tampa, FL 33607
Apr. 24; May 1, 8, 15, 2026 26-00795K

--ACTIONS / SALES / ESTATE --

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. 2023CA006222**
U.S. BANK TRUST NATIONAL
ASSOCIATION, AS OWNER
TRUSTEE OF THE ELIZON
MASTER PARTICIPATION
TRUST I,
Plaintiff, vs.
RAJENDRA NARINE RAM, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 20, 2026, and entered in 2023CA006222 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST IS the Plaintiff and RAJENDRA NARINE RAM; RANDA RIDGE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A KIMBERLY RANDA 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 15, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 301, RANDA RIDGE PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE(S) 31 AND 32, OF THE PUBLIC RECORDS

OF POLK COUNTY, FLORIDA.
Property Address:
325 THOMASDALE AVE,
HAINES CITY, FL 33844

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

IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.Dated this 21 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
24-227276 - CyO
April 24; May 1, 2026 26-00802K

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. 2022CA001956000000**
NATIONSTAR MORTGAGE LLC
D/B/A MR. COOPER,
Plaintiff, vs.
MICHAEL E IOVANNISCI, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 10, 2026, and entered in 2022CA001956000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and MICHAEL E. IOVANNISCI; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; POLK COUNTY, FLORIDA 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 11, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 37, COUNTRY TRAILS PHASE FOUR UNIT ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 88, PAGE 9 AND 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THAT CERTAIN 1988 REDMAN MOBILE HOME WITH VIN # 14603427, TITLE # 45960542, REAL PROPERTY

DECAL NO. R0600067.
Property Address:
9040 HAMMOCK LOOP,
POLK CITY, FL 33868

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 21 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
22-003346 - MiM
April 24; May 1, 2026 26-00801K

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. 2025CA004848A000BA**
U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE FOR
COLT 2024-INV1 MORTGAGE
LOAN TRUST,
Plaintiff, vs.
SPLASH BROS
MULTISERVICE LLC, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 13, 2026, and entered in 2025CA004848A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR COLT 2024-INV1 MORTGAGE LOAN TRUST IS the Plaintiff and SPLASH BROS MULTISERVICE LLC; RASHAD ANDERSON 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 12, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 8, L. J. CLYATTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 11, OF THE PUBLIC

RECORDS OF POLK COUNTY,
FLORIDA.
Property Address: 1125 BRITTS
LN, BARTOW, FL 33830

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 21 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
25-335576 - MaS
April 24; May 1, 2026 26-00803K

SECOND INSERTION

RENEWED NOTICE OF ACTION:
CONSTRUCTIVE SERVICE-
PROPERTY
(To Republish)IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
CASE NO.**532025CA000418000000**
MOLLEDA AND SONS
INVESTMENTS, LLC,
Plaintiff, v.**LARRY N. CLIFTON, JAMES**
CLIFTON, JACQUELINE MONEY
AND JOYCE DRAWDY, et. al.,
Defendants.

To: JAMES CLIFTON and JACQUELINE MONEY, 305 Bridgers Ave, Auburndale, FL 33823 and DAISY LYNN DAWDY, 13221 Plum Cir, Clermont, FL 34715.

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

THE SOUTH ½ OF THE EAST 45 FEET OF LOT 7, BLOCK 8, AZALEA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 305 Bridgers Ave, Auburndale, FL 33823.
Parcel Identification Number: 252811-337800-008072

has been filed against you and you

are required to serve a copy of your written defenses, if any, to it on Quiñones Law, PA, the plaintiff's attorney, whose address is 8461 Lake Worth Road, Suite 132, Lake Worth, Florida 33467, on or before 5/21/2026, 2026 (or 30 days from the first date of publication), and to file the original with the clerk of 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 of petition.

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

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

Dated on APR 14, 2026.

STACEY M. BUTTERFIELD
As Clerk of Court
(SEAL) By: R. Pacheco
As Deputy Clerk
April 24; May 1, 2026 26-00763K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA**File No. 2026-CP-000959-A000-BA**
Section 14**IN RE: ESTATE OF**
SUZANNE ELLETT,
Deceased.

The administration of the estate of SUZANNE ELLETT, deceased, whose date of death was February 23, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Drawer CC-4, Bartow, Florida 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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 24, 2026.

Personal Representative:
/s/ Charli McNeal
CHARLI MCNEAL
25440 Mardon Circle
Paisley, FL 32767Attorney for Personal Representative:
PAUL, ELKIND, BRANZ & PAUL, LLP
By: /s/Matthew D. Branz
Matthew D. Branz, Esquire
Florida Bar No. 657514
142 East New York Avenue
DeLand, FL 32724
Tel: 386-734-3020 / Fax: 386-734-3096
Primary: mbranz@paulandelkind.com
Secondary: tflowers@paulandelkind.com
Attorney for Petitioner
April 24; May 1, 2026 26-0765K

THIRD 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 33801THE 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 Northeasterly 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 distance of 1.2 feet to the POB.
Parcel ID Number: 222723-007508-000771

has been filed against you in the above styled court and action, and you are required to serve a copy of your written defenses to the Complaint, E-Filed on January 9, 2026, if any, to it on Plaintiffs' attorney, whose name and address is:

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 Plaintiffs' 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

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. 2025CA003166A000BA**
FREEDOM MORTGAGE
CORPORATION,
Plaintiff, vs.
RONALD LAWSON A/K/A
RONALD K. LAWSON, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 01, 2026 in Civil Case No. 2025CA003166A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Ronald Lawson a/k/a Ronald K. Lawson, 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 19th day of May, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 36, Buckeye Pointe, according to the map or plat thereof, as

recorded in Plat Book 125, Pages 19 and 20, of the Public Records of Polk County, Florida.

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

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

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
25-13074FL
April 24; May 1, 2026 26-00804K

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. 2019CA000976****Lakeview Loan Servicing, LLC,**
Plaintiff, vs.
BRANDY D. MUSIC, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2019CA000976 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and BRANDY D. MUSIC; DAVID A MUSIC; MAGNOLIA WALK HOMEOWNERS ASSOCIATION, INC; POLK COUNTY CLERK; State of Florida Department of Revenue; State of Florida; MIDFLORIDA CREDIT UNION F/K/A MIDFLORIDA FEDERAL CREDIT UNION are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, beginning at 10:00 AM on the 13th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 61, MAGNOLA WALK PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED

AT PLAT BOOK 155, PAGES 26 AND 27, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID:
24-29-36-292207-000610

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 21st 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, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 20-F01424
April 24; May 1, 2026 26-00799K

THIRD 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 SW1/4 of Section 10, Township 31 South, Range 30 East, all located in Polk County, Florida.
Property ID Number: 30-31-10-000000-042210

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

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CA000389000000
ONSLAW BAY FINANCIAL LLC, Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SYLVIA S. PARKER, DECEASED; JOSH PARKER; ASSOCIATION OF POINCIANA VILLAGES, INC.; TUSCANY PRESERVE COMMUNITY ASSOCIATION, INC., Defendant(s).
 NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Final Judgment of Foreclosure dated February 5, 2026, and entered in Case No. 2025CA000389000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein ONSLOW Bay Financial LLC, is Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Sylvia S. Parker, deceased; Josh Parker; Association of Poinciana Villages, Inc.; Tuscan Preserve Community Association, Inc., are Defendants, the Office of the Clerk, Polk County Clerk of the Court will sell via online auction at www.polk.realforeclose.com at 10:00 A.M. on the 5th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 64, TUSCANY PRESERVE PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 150, PAGE(S) 15 THROUGH 18, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Property Address: 1126 Cheryl Drive, Poinciana, Florida 34759 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.
 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 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: 4/16/2026
 McCabe, Weisberg & Conway, LLC
 By: Craig Stein
 Craig Stein, Esq.
 Fl Bar No. 0120464
 McCabe, Weisberg & Conway, LLC
 3222 Commerce Place, Suite A
 West Palm Beach, Florida, 33407
 Telephone: (561) 713-1400
 Email: FLpleadings@mwc-law.com
 File No: 25-400510
 Apr. 24; May 1, 2026 26-00771K

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.: 2025CA-001639-A000-BA
AAMG FC PROPERTIES, LLC, Plaintiff v.
UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; KATHRYN HANKS MCINTYRE; GEORGE R. ELLIS; ANNIE RUTH FORD; BROADUS MOORE, JR.; DONNIE MOORE A/K/A DONNY RAY MOORE; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST MARTHA LEAKE A/K/A MARTHA LEAK, DECEASED; and UNKNOWN OCCUPANT(S) IN POSSESSION, Defendants.
 NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure order dated the 13th date of April, 2026, entered in the above-captioned action, Case No. 2025CA-001639-A000-BA, the Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale beginning at 10:00 A.M. at www.polk.realforeclose.com, on May 28th, 2026, the following described real property as set forth in said final judgment, to-wit:

plat thereof recorded at Plat Book 37, Page 3, in the Public Records of Polk County, Florida.
 More commonly known as 1114 30th St. NW, Winter Haven, FL 33881
 Parcel No. 25-28-24-350800-000430
 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.
 Dated this 21st day of April, 2026.
 Submitted by:
 /s/ Derek A. Harvey, Jr.
 ATTORNEY FOR PLAINTIFF
 Derek A. Harvey, Jr.
 FBN: 1069334
 3426 Paoli Pike
 Floyds Knobs, IN 47119
 (216) 360-7200, ext. 305
 dharvey@carlisle-law.com
 April 24; May 1, 2026 26-00785K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CA-002603
LAKEVIEW LOAN SERVICING, LLC., Plaintiff, v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF TANGELIA TEMEKIA BOONE A/K/A TANGELIA TEMEKIA BOONE, et al., Defendants.
 TO: Zedrick Boone
 224 Avenue Q NW
 Winter Haven, FL 33881
 Zedrick Boone
 3648 Queens Cove Blvd.
 Winter Haven, FL 33880
 Unknown Personal Representative of the Estate of Tangelia Temekia Boone A/K/A Tangelia Temekia Boone
 Last known address: Unknown
 Unknown Heir, Beneficiary, and Devisee 2 of the Estate of Tangelia Temekia Boone A/K/A Tangelia Temekia Boone
 Last known address: Unknown
 Unknown Heir, Beneficiary, and Devisee 1 of the Estate of Tangelia Temekia Boone A/K/A Tangelia Temekia Boone
 Last known address: Unknown
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:
 Lot 8, Block M, EATON PARK, according to the map plat thereof, as recorded in Plat Book 7, Page(s) 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, 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 8th day of April, 2026.
 Default date: 5/15/26
 Stacy M. Butterfield
 as Clerk of the Circuit Court of Polk County, Florida
 By: /s/ Sebastian Irlanda
 DEPUTY CLERK
 Tiffany & Bosco, P.A.,
 1201 S. Orlando Ave,
 Suite 430,
 Winter Park, FL 32789
 Apr. 24; May 1, 2026 26-00775K

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. 2026CA000127A000BA
NATIONSTAR MORTGAGE LLC Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ANGELA YANEZ AKA ANGELA R. SNEE, DECEASED, ALEX RAY YANEZ, AS KNOWN HEIR OF ANGELA YANEZ AKA ANGELA R. SNEE, et al.
Defendants.
 TO: ALEX RAY YANEZ, AS KNOWN HEIR OF ANGELA YANEZ AKA ANGELA R. SNEE
 LAST KNOWN ADDRESS
 1017 GRIFFIN RD APT 399
 LAKELAND, FL 33805
 UNKNOWN SPOUSE OF ALEX RAY YANEZ
 LAST KNOWN ADDRESS
 1017 GRIFFIN RD APT 399
 LAKELAND, FL 33805
 UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ANGELA YANEZ AKA ANGELA R. SNEE, DECEASED
 CURRENT RESIDENCE UNKNOWN
 You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida:
 LOT 5 OF EVANS ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 75, PAGE 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2000 MERIT DOUBLE WIDE MOBILE HOME I.D. NUMBER

FLHMB C139544709A/B;
 TITLE NUMBER 79452682 & 79452569.
 commonly known as 14539 HEREFORD LN, POLK CITY, FL 33868 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 May 15, 2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated: April 8, 2026.
 CLERK OF THE COURT
 Honorable Stacy M. Butterfield
 255 North Broadway
 Bartow, Florida 33830-9000
 By: A. Nieves
 (COURT SEAL) Deputy Clerk
 George Zamora
 Kass Shuler, P.A.,
 plaintiff's attorney,
 P.O. Box 800,
 Tampa, Florida 33601,
 (813) 229-0900
 F320250/2531679/and
 April 24; May 1, 2026 26-00793K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case No.:
2026-CA-001259-A000-BA
LAKE THOMAS WOODS EIGHTH ADDITION HOMEOWNER'S ASSOCIATION, INC., Plaintiff, vs.
RESURGENCE PROPERTIES, LLC; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, Defendants.
 TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS
 YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida:
 Lot 51, LAKE THOMAS WOODS EIGHTH ADDITION, a subdivision according to the plat thereof recorded in Plat Book 111, Pages 37 and 38, of the

Public Records of Polk County, Florida.
 Parcel ID No.: 25-28-35-355070-000510
 Property Address: 183 Lake Thomas Drive, Winter Haven, Florida 33880
 has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before May 28, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 DATE: April 21, 2026
 STACY M. BUTTERFIELD
 Clerk of the Circuit Court
 By: Deputy Clerk
 Gregory A. Sanoba, Esquire,
 422 South Florida Avenue,
 Lakeland, Florida 33801
 April 24; May 1, 2026 26-00805K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
CASE NO. 2025CA002478A000BA
FBC MORTGAGE, LLC, Plaintiff, vs.
YVONNE A BERNSTEIN, et al., Defendant.
 To the following Defendant:
 ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST WALTER LEWIS BERNSTEIN A/K/A WALTER BERNSTEIN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS
 752 Orchid Grove Blvd.,
 Davenport, FL 33837
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described real property:
 LOT 175, ORCHID GROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 169, PAGES 10 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on 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 1/5/2026 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 this Court this day of NOV 26 2024.
 STACY BUTTERFIELD, CPA
 CLERK OF COURT
 OF POLK COUNTY
 As Clerk of the Court (SEAL) BY: Ruthy Pacheco
 Deputy Clerk
 MCCALLA RAYMER
 LEIBERT PIERCE, LLP
 225 East Robinson Street,
 Suite 155,
 Orlando, FL 32801
 Phone: (407) 674-1850
 Email: AccountsPayable@mccalla.com
 25-12277FL
 April 24; May 1, 2026 26-00788K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.:
2026-CA-001172-A000-BA
STARLING MORTGAGE GROUP, L.L.C., Plaintiff, v.
EARLENE THOMPSON; THE UNKNOWN SPOUSE OF EARLENE THOMPSON; EARL SHOCKLEY; LORENE SHOCKLEY; JENNIFER PARRISH; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, Defendants.
 TO: EARLENE THOMPSON; THE UNKNOWN SPOUSE OF EARLENE THOMPSON; EARL SHOCKLEY; LORENE SHOCKLEY; JENNIFER PARRISH; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

the Point of Beginning, Continue thence South 69° West 59.66 feet to the East right of way line of Shadyglen Drive; Run thence North 0°01'34" East along said right of way line 15.03 feet, run thence 83°30' East 56.05 feet to the Point of Beginning. Subject to a Florida Gas Company Transmission Easement 15 feet wide over the Northerly boundary thereof,
 TOGETHER WITH that certain 1992 Trinity Products Mobile Home, Identification Numbers: 146M6946A and 146M6946B
 Parcel Identification No.: 23-27-28-011011-000661
 Property Address: 4819 Shadyglen Drive, Lakeland, Florida 33810
 has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before May 25, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 DATE: April 17, 2026
 STACY M. BUTTERFIELD
 Clerk of the Circuit Court
 By: Deputy Clerk
 Gregory A. Sanoba, Esquire,
 422 South Florida Avenue,
 Lakeland, Florida 33801
 April 24; May 1, 2026 26-00787K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025CA005124A000BA
PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs.
WILLARD J. BEASOCK II; RAYMOND BEASOCK; PROVISE LLC; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF WILLARD A. BEASOCK AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; DR. ELANGO VINJIRAYANT; LEWIS E. WILKINSON; JOSHUA EDWARDS; JOSHUA EDWARDS AS THE NATURAL GUARDIAN OF FAYLIN EDWARDS; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF KERI ROBINSON AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN SPOUSE OF KERI ROBINSON; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).
 TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF WILLARD A. BEASOCK AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
 LAST KNOWN ADDRESS: UNKNOWN
 CURRENT ADDRESS: UNKNOWN
 TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF KERI ROBINSON AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
 LAST KNOWN ADDRESS: UNKNOWN
 CURRENT ADDRESS: UNKNOWN
 YOU ARE HEREBY NOTIFIED that a civil action has been filed against

you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows:
 PARCEL 8: THE EAST 95 FEET OF THE WEST 285 FEET OF THE NORTH 220 FEET OF THE SOUTH 440 FEET OF THE SW 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA. LESS AND EXCEPT AN EASEMENT 30 FEET WIDE ALONG THE SOUTH BOUNDARY FOR ROAD ACCESS. TOGETHER WITH A 1997 SPRI MOBILE HOME, VIN # S N87728A AND N87728B, TITLE # S 71638659 AND 71638661.
 Property address: 1749 Marker Road, Polk City, FL 33868
 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Default date: 4/30/26
 DATED this the 24th day of March, 2026.
 Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 As Clerk of the Court
 BY: /s/ Sebastian Irlanda
 Deputy Clerk
 Plaintiff Atty: Padgett Law Group
 6267 Old Water Oak Road,
 Suite 203
 Tallahassee, FL 32312
 attorney@padgettlawgroup.com
 TDP File No. 25-012152-1
 Apr. 24; May 1, 2026 26-00772K

PUBLISH YOUR LEGAL NOTICE
 Email
 legal@businessobserverfl.com
 Business Observer
 FLORIDA NEWSPAPER FOR THE COURTS
 N20B28-V7

---ACTIONS / SALES---

SECOND INSERTION

**NOTICE OF ACTION/
CONSTRUCTIVE SERVICE
NOTICE BY PUBLICATION**
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA000514A000BA
**WILMINGTON SAVINGS FUND
SOCIETY FSB, AS OWNER
TRUSTEE OF THE RESIDENTIAL
CREDIT OPPORTUNITIES
TRUST X-C**
Plaintiff, vs.
TIFFANY RASSAOUANI; et al.
Defendant(s).

TO: TIFFANY RASSAOUANI
Last Known Address: 1244 Flowers
Pointe Ln., Orlando, FL 32825
Current Address: unknown
TO: THE UNKNOWN SPOUSE OF
TIFFANY RASSAOUANI, if any
Last Known Address: 1244 Flowers
Pointe Ln., Orlando, FL 32825
Current Address: unknown

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

LOT 88, HAMPTON ESTATES
PHASE 1, VILLAGE 1-A, AC-
CORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 106, PAGES 38
AND 39, OF THE PUBLIC RE-
CORDS OF POLK COUNTY,
FLORIDA.
Property address: 572 Bailey Cir.,
Davenport, FL 33897

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on Matthew

Leider, Esq., Law Offices of Manganelli,
Leider & Savio, P.A., Plaintiff's attorney,
whose address is 1900 N.W. Corporate
Blvd., Ste. 200W, Boca Raton, FL 33431
and whose email address is: service@
mls-pa.com, within thirty (30) days of
the first date of publication on or before
May 25, 2026 and file the original with
the Clerk of this Court either before ser-
vice on the Plaintiff's attorney or imme-
diately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition.

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

WITNESS my hand and the seal of
said Court this 17 day of April, 2026.
STACY M. BUTTERFIELD, CPA
Clerk of the Court
(Court Seal) BY: A. Nieves
Deputy Clerk

Matthew Leider, Esq.,
Law Offices of
Manganelli, Leider & Savio, P.A.,
Plaintiff's attorney,
1900 N.W. Corporate Blvd., Ste. 200W,
Boca Raton, FL 33431
service@mls-pa.com
April 24; May 1, 2026 26-00792K

SECOND INSERTION

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

CASE NO.: 2026 CA 000250

**AMERIHOM MORTGAGE
COMPANY LLC,
Plaintiff, vs.**
**LOUIS ANTHONY ALEMAR AKA
LOUIS A. ALEMAR, et al,
Defendant(s).**

TO:
YANEISHA ZOE GONZALEZ LOPEZ
Last Known Address:
465 Athabasca Ct.
Poinciana, FL 34759
Current Address: Unknown

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

LOT 4, BLOCK 3021, POIN-
CIANA NEIGHBORHOOD 6,
VILLAGE 7, ACCORDING TO
THE PLAT OR MAP THEREOF,
RECORDED IN PLAT BOOK
61, PAGE(S) 29 THROUGH 52,
INCLUSIVE, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.

A/K/A 465 ATHABASCA CT
POINCIANA FL 34759

has been filed against you and you are
required to file written defenses with
the clerk of court and to serve a copy

within 30 days after the first publica-
tion of the Notice of Action, on Alber-
telli Law, Plaintiff's attorney, whose
address is P.O. Box 23028, Tampa, FL
33623; otherwise, a default will be en-
tered against you for the relief demand-
ed in the Complaint or petition.

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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance is less than 7 days; if you
are hearing or voice impaired, call 711.

Default Date 5/11/2026
WITNESS my hand and the seal of
this court on this day of APR 08 2026.

Stacy Butterfield
Clerk of the Circuit Court
(SEAL) By: R. Pacheco
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
- 25-017041
April 24; May 1, 2026 26-00764K

SECOND INSERTION

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

CASE NO.: 2024CA001566

**NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING**

Plaintiff(s), vs.
**REBECCA BURGESS; et al.,
Defendant(s).**

NOTICE IS HEREBY GIVEN THAT,
pursuant to the Order Granting Plain-
tiff's Motion to Cancel and Reschedule
Foreclosure Sale entered on April 9,
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 26th day of May, 2026
at 10:00 AM on the following described
property as set forth in said Final Judg-
ment of Foreclosure or order, to wit:

LOT (S) 10 AND 11, COUNTRY
RIDGE, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK
67, PAGE(S) 30, OF THE PUB-
LIC RECORDS OF POLK
COUNTY, FLORIDA.

Property address: 1538 Country

Ridge Drive, Lakeland, FL 33801
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens, must file a claim before the
clerk reports the surplus as unclaimed.

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

Respectfully submitted,
Steven G. Hurley
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-002761-1
April 24; May 1, 2026 26-00784K

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. 2018CA003775000000

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

Plaintiff, vs.
**EMSHAN AUGUSTUS CARR JR.
AND TERESHA KADIAN CARR
NEE DENNIS, et al.**

Defendant(s).

NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated March 10, 2026, and entered in
2018CA003775000000 of the Circuit
Court of the TENTH Judicial Cir-
cuit in and for Polk County, Florida,
wherein U.S. BANK NATIONAL AS-
SOCIATION is the Plaintiff and TERE-
SHA KADIAN CARR NEE DEN-
NIS; EMSHAN AUGUSTUS CARR
JR.; CALABAY PARC AT TOWER
LAKE HOMEOWNERS ASSOCIA-
TION, INC.; FLORIDA HOUSING
FINANCE CORPORATION; ISPC 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 11, 2026, the fol-
lowing described property as set forth in
said Final Judgment, to wit:

LOT 300, CALABAY PARC
AT TOWER LAKE PHASE
THREE, ACCORDING TO THE
PLAT AS RECORDED IN PLAT
BOOK 147, PAGE 21, OF THE
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.

Property Address:
857 SHEEN CIRCLE,
HAINES CITY, FL 33844

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

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

Dated this 21 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
18-209268 - NaP
April 24; May 1, 2026 26-00800K

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. 2025CA005017A000BA

**LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.**

**THERESA M WILLIAMS A/K/A
THERESA WILLIAMS, et al.,
Defendant.**

TO: DAREN DEVONTAE WILLIAMS
79 COLEMAN RD
WINTER HAVEN FL 33880
UNKNOWN SPOUSE OF DAREN
DEVONTAE WILLIAMS
79 COLEMAN RD
WINTER HAVEN FL 33880
DAMARCO LESHAWN WILLIAMS
518 SEARS AVE NE
WINTER HAVEN FL 33881
UNKNOWN SPOUSE OF DAMARCO
LESHAWN WILLIAMS
655 N DUDLEY ST. APT 47
POMONA, CA 91768
JANELLA ALEXIUS WILLIAMS
79 COLEMAN RD
WINTER HAVEN FL 33880
UNKNOWN SPOUSE OF JANELLA
ALEXIUS WILLIAMS
79 COLEMAN RD
WINTER HAVEN FL 33880
UNKNOWN TENANT
IN POSSESSION 1
79 COLEMAN RD
WINTER HAVEN FL 33880
UNKNOWN TENANT
IN POSSESSION 2
79 COLEMAN RD
WINTER HAVEN FL 33880
ANY AND ALL UNKNOWN PAR-
TIES CLAIMING BY, THROUGH,
UNDER, AND AGAINST ESTATE OF
WILLIE WILLIAMS III A/K/A WIL-
LIE WILLIAMS, WHETHER SAID
UNKNOWN PARTIES MAY CLAIM
AN INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR OTHER
CLAIMANTS
ADDRESS UNKNOWN
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED
that an action to foreclose Mortgage
covering the following real and per-
sonal property described as follows,
to-wit:

LOT 28, JAN PHYL VILLAGE
PARTIAL REPLAT OF UNIT
TEN, ACCORDING TO THE
PLAT THEREOF AS RECORD-
ED IN PLAT BOOK 51, PAGE
50, 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 5/26/2026
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 disabil-
ity who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notifica-
tion 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 17 day of April, 2026.
STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
BY: /s/ Tamika Joiner
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
25-13254FL
April 24; May 1, 2026 26-00796K

SECOND 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. Irlo 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. Irlo 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 re-
corded 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 writ-
ten defenses, if any, on Nicole

Schoen, Esquire, the Plaintiff's attor-
ney, 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 com-
plaint.

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

Default Date 5-18-26
IN WITNESS WHEREOF, I have
hereunto set my hand and affixed the
official seal of said Court at Polk Coun-
ty, Florida, this 10 day of April, 2026.

Stacy M. Butterfield
as Clerk of the Circuit Court of
Polk County, Florida
(SEAL) By: Ashley Saunders
DEPUTY CLERK

Nicole Schoen, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
April 24; May 1, 2026 26-00780K

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.:
2025-CA-001663-A000-BA

**AAMG FC PROPERTIES, LLC,
Plaintiff v.**

**UNITED STATES OF AMERICA
ACTING ON BEHALF OF THE
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
JOSEPH ALFRED BROOKE;
CITY OF LAKE LAND CODE
ENFORCEMENT BOARD; CITY
OF LAKE LAND; THE UNKNOWN
HEIRS, BENEFICIARIES,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST NANCY
MAE BROOKE, DECEASED; and
UNKNOWN OCCUPANT(S) IN
POSSESSION,
Defendants.**

NOTICE IS HEREBY GIVEN pursu-
ant to Final Judgment of Foreclosure
order dated the 13th date of April,
2026, entered in the above-captioned
action, Case No. 2025-CA-001624-
CAAX-WS, the Clerk of the Court will
sell to the highest and best bidder for
cash, by electronic sale beginning at
10:00 A.M. at www.polk.realforeclose.
com, on May 28th, 2026, the fol-
lowing described real property as set
forth in said final judgment, to-wit:

LOT 6 BLOCK 8 A RESUB-
DIVISION OF BLOCKS 1 2
6 AND 8 OF EDGEWATER

BEACH ACCORDING TO
THE MAP OR PLAT THERE-
OF AS RECORDED IN PLAT
BOOK 36 PAGE 14 OF THE
PUBLIC RECORDS OF POLK
COUNTY FLORIDA.

More commonly known as
1207 Parker Pointe Lane,
Lakeland, FL 33805
Parcel No.

24-28-08-175000-008060
ANY PERSON CLAIMING AN IN-
TEREST 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notifica-
tion if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

Dated this 21st day of April, 2026.
Submitted by: /s/ Derek A. Harvey, Jr.
ATTORNEY FOR PLAINTIFF

Derek A. Harvey, Jr.
FBN: 1069334
3426 Paoli Pike
Floyds Knobs, IN 47119
(216) 360-7200, ext. 305
dharvey@carlisle-law.com
April 24; May 1, 2026 26-00786K

SECOND INSERTION

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

CASE NO.: 2025CA005128A000BA

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

**CORY R. PEASE A/K/A CORY
RON PEASE A/K/A CORY PEASE;
UNKNOWN SPOUSE OF CORY
R. PEASE A/K/A CORY RON
PEASE A/K/A CORY PEASE; US
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT; FIFTH
THIRD BANK, N.A.; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2,
Defendant(s).**

TO: CORY R. PEASE A/K/A CORY
RON PEASE A/K/A CORY PEASE
AND UNKNOWN SPOUSE OF CORY
R. PEASE A/K/A CORY RON PEASE
A/K/A CORY PEASE
LAST KNOWN ADDRESS: 4017
Berkeley Rd, Auburndale, FL 33823
ALSO ATTEMPTED AT: 18788 E
VASSAR DR., 302, AURORA, CO
80013

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

THE EAST 264.00 FEET
OF THE NORTH 1/2 OF
THE NORTH 1/2 OF THE
NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SEC-
TION 21, TOWNSHIP 27
SOUTH, RANGE 25 EAST,
POLK COUNTY, FLORIDA,
LESS AND EXCEPT THE EAST
40.00 FEET THEREOF FOR
ROAD RIGHT-OF-WAY.
PROPERTY ADDRESS: 4017
Berkeley Rd, Auburndale, FL
33823

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, on FREN-
KEL LAMBERT WEISMAN & GOR-

DON, LLP, Plaintiff's attorney, whose
address is One East Broward Blvd.,
Suite 1430, Ft. Lauderdale, FL, 33301
on or before May 22, 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 peti-
tion filed.

If you are a person with a disabili-
ty who needs any accommodation
in order to participate in this pro-
ceeding, 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 ap-
pearance, or immediately upon re-
ceiving this notification if the time
before the scheduled appearance is
less than 7 days; if you are hearing
or voice impaired, call 711.

THIS NOTICE SHALL BE PUB-
LISHED ONCE A WEEK FOR TWO
CONSECUTIVE WEEKS.

WITNESS my hand and the seal
of this Court at Polk County, Florida,
this 14 day of April, 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Ashley Saunders
DEPUTY CLERK

FRENKEL LAMBERT
WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD.,
SUITE 1431
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@flwlaw.com
04-102876-F00
Apr. 24; May 1, 2026 26-00776K

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.: 2025-CA--001566

SECTION. 15
**JUDGE JENNIFER
ANNE SWENSON**

UCN: 532025CA001566A000BA
**ASSET TRUST HOLDINGS, LLC.,
Plaintiff(s) v.**

**RONIQUE MINDOR, EMITHA
MINDOR ISPC, INC., UNKNOWN
TENANT #1; & UNKNOWN
TENANT #2, et. al.**

Defendant(s).

NOTICE IS HEREBY GIVEN, pursu-
ant to Final Judgment entered on
March 30, 2026 in Polk County case
Asset Trust Holdings, LLC v. Ronique
Mindor, et. al. with case number
2025-CA-001566, the clerk, STACY
M. BUTTERFIELD, CPA, Clerk of
the Circuit Court, will sell the prop-
erty situated in Polk County, Florida
described as:

LOT 2, BLOCK 992, POIN-
CIANA NEIGHBORHOOD 4,
VILLAGE 7, ACCORDING TO
THE MAP OR PLAT THERE-
OF, AS RECORDED IN PLAT
BOOK 53, PAGES 4, OF THE
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA
PARCEL # 28-28-02-934710-
049020

and commonly known as 1704 SNOOK
PLACE, KISSIMMEE, FLORIDA
34759, including the building, appur-
tenances, and