

## POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

### 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 8, 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 8, 15, 2026 26-00855K

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 000885  
Division Probate  
IN RE: ESTATE OF  
BRENDA LEE HUFF DAVIS  
Deceased.

The administration of the estate of Brenda Lee Huff Davis, deceased, whose date of death was November 30, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the 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.

**Personal Representative:**  
**Donna Denise Davis**  
442 Tamarind Park Lane  
Kissimmee, Florida 34758  
Attorney for Personal Representative:  
Eric S. Dolhon, Attorney  
Florida Bar Number: 1035747  
Overstreet Law, P.A.  
100 Church Street  
Kissimmee, Florida 34741  
Telephone: (407) 847-5151  
E-Mail: edolhon@kisslawyer.com  
Secondary E-Mail:  
yaviles@kisslawyer.com  
May 8, 15, 2026 26-00856K

### 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 Little Blessings Christian Academy located at 560 3rd St, SW in the City of Winter Haven, Polk, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of May, 2026  
Phase2 Compassionate Ministries  
Center, Inc.  
Rev. Jason Crum, Pres  
May 8, 2026 26-00867K

### FIRST INSERTION

**ADVERTISEMENT OF SALE**  
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 20th day of May 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2008 Olive St, Lakeland, FL, 33815. Hunter, Camry TV, BAGS, SUITCASE, CHAIRS, TABLES, DRESSERS, BOXES, EXERCISE MACHINE, SHELVES, MISC ITEMS; Divvies, Keshia PURSE, SUITCASES, COTHS, BOOKS, BAGS Sale is subject to cancellation in the event of settlement between owner and obligated party.  
May 8, 15, 2026 26-00863K

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026CP00027A000BA  
IN RE: ESTATE OF  
DIANNA L. INGRAM a/k/a  
DIANA INGRAM  
Deceased.

The administration of the estate of DIANNA L. INGRAM, deceased, whose date of death was October 25, 2020, File number 2026CP00027A-000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 8, 2026.  
**Personal Representative:**  
**DEJA WORLDS**  
3023 Chasewood Drive  
Lakeland, Florida 33810  
Attorney for Personal Representative:  
Taniqua C. Reid Wolliston, Attorney  
Florida Bar Number: 92988  
505 Royal Palm Beach Blvd  
Royal Palm Beach, FL 33441  
Telephone: (561) 316-6241  
Fax: (561) 318-4484  
E-Mail: treid@treidlaw.com  
Alt. E-Mail:  
assistant@peeplawfirm.com  
May 8, 15, 2026 26-00857K

### FIRST INSERTION

**ADVERTISEMENT OF SALE**  
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 20th day of May, 2026 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 5844 US Hwy 98 N, Lakeland, FL, 33809. Cunningham, Alicia Mattresses, Totes, Shoes, Furniture, Art Bags, Apparel; Justice, Leslie Boxes, Art, File Cabinet, Furniture, Totes; graves, linda Boxes, Totes, Walker, Wheelchair, Office furniture, Clothes, 4 ladders Sale is subject to cancellation in the event of settlement between owner and obligated party.  
May 8, 15, 2026 26-00862K

### 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 Myth Flipz located at 5524 Loma Vista Loop in the City of Davenport, Polk, FL 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 5th day of May, 2026  
Ryann Lambert, Derek Lambert  
May 8, 2026 26-00886K

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 532026CP001228A000BA  
IN RE: ESTATE OF  
CLARA BEATRIZ GUEVARA  
a/k/a CLARA B. GUEVARA  
a/k/a CLARA GUEVARA,  
Deceased.

The administration of the estate of Clara Beatriz Guevara, a/k/a Clara B. Guevara, a/k/a Clara Guevara, deceased, whose date of death was December 17, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, 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 8, 2026.

**Personal Representative:**  
**Juan Antonio Cruz**  
455 Gannet Court  
Poinciana, Florida 34759  
Attorney for Personal Representative:  
FAMILY FIRST FIRM  
Counsel for Petitioner  
/s/ Christopher F. Torchia  
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 8, 15, 2026 26-00866K

### FIRST INSERTION

**NOTICE OF DEFAULT AND  
INTENT TO FORECLOSE WEST-  
GATE RIVER RANCH FILE:  
20162.0020 (RUDIGER ONLY)**

Pursuant to Section 721.855, Florida Statutes, the undersigned Trustee as appointed by Westgate River Ranch Owners Association, Inc. (hereinafter referred to as "Association") hereby formally notifies (See Exhibit "A") that you are in default due to your failure to pay assessment(s) due for (See Exhibit "A") pursuant to the Association's governing documents ("Governing Documents") and you now owe Association unpaid assessments, interest, late fees, and other charges. Additional interest continues to accrue. A lien for these amounts has been recorded against the following real property located in POLK County, Florida: (See Exhibit "A") (SEE EXHIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate River Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Unit(s) (SEE EXHIBIT "A"), during Unit Week(s) (SEE EXHIBIT "A"), during Assigned Year(s) - (SEE EXHIBIT "A"). 3200 River Ranch Blvd., River

Ranch, FL 33867 (herein "Property Address") (herein "Time Share Plan (Property) Address"). As a result of the aforementioned default, Association hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that the debt owed to the Association is not paid by 6/22/2026, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of POLK County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in an POLK County newspaper, provided such a newspaper exists at the time of publishing. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the undersigned trustee the objection form, exercising your right to object to the use of the trustee

foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. By: GREENSPOON MARDER, LLP, Trustee, 201 E. Pine Street, Suite 500, Orlando, FL 32801.

**EXHIBIT "A" -  
NOTICE OF DEFAULT AND  
INTENT TO FORECLOSE  
Owner(s) Address TS Undiv Int  
Building Unit Week Year Season  
Suite Type COL Rec Info Yrs Delin-  
quent**  
R RAYMOND RUDIGER 6305  
Frederick Rd Catsonville, MD 21228  
& RONNI HUBBARD and TREVOR  
HUBBARD 33  
Leonard Dr East Northport, NY  
11731, 1, 1, 101, 34, WHOLE, Floating,  
12756/1075, 2019-2023;  
May 8, 15, 2026 26-00860K

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.  
53-2025-CP-000354-000-XX  
IN RE: ESTATE OF  
EDWARD ARTHUR KEELEY  
Deceased.

The administration of the estate of Edward Arthur Keeley, deceased, whose date of death was October 25, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is May 8, 2026.

**Personal Representative:**  
**Carrie A. Postell**  
347 Orange Blossom Drive  
Winter Haven, Florida 33880  
Attorney for Personal Representative:  
Mark G. Turner, Esquire  
Florida Bar Number: 794929  
Straughn & Turner, P.A.  
Post Office Box 2295  
Winter Haven, Florida 33883-2295  
Telephone: (863) 293-1184  
Fax: (863) 293-3051  
E-Mail: mturner@straughtnturner.com  
Secondary E-Mail:  
ahall@straughtnturner.com  
May 8, 15, 2026 26-00884K

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number: 2026CP001074  
IN RE: ESTATE OF  
LOUISE FLORENCE NELSON,  
Deceased.

The administration of the Estate of LOUISE FLORENCE NELSON, Deceased, whose date of death was May 26, 2025 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. BOX 9000, #CC-4, Bartow, FL 33831. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

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

ALL CLAIMS NOT 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 Personal Representative or curator has no duty to discover whether any prop-

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

The date of first publication of this Notice is May 8, 2026.

**Personal Representative:**  
**LEAH ROMAN**  
3619 STANDING ROCK DRIVE  
SPRING, TX 77386  
Attorney for Personal Representative:  
BARRY A. DIAMOND, #471770  
LAW OFFICES OF  
BARRY A. DIAMOND, P.A.  
Coral Springs Professional Campus  
5541 N. University Drive,  
Suite 103  
Coral Springs, Florida 33067  
Telephone: (954) 752-5000  
May 8, 15, 2026 26-00858K

### FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
The following personal property of David Gorges and Clara Dann Gant will on the 25th day of May 2026, at 10:00 a.m., on property at 633 Linda Lane, Auburndale, Polk County, Florida 33823, in Fish Haven be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
Year/Make: 2004 PAHL Mobile Home  
VIN No.: PH0914946AFL/BFL  
Title No.: 90711966/90712073  
And All Other Personal Property Therein  
PREPARED BY:  
Rosia Sterling  
Lutz, Bobo & Telfair, P.A.  
2155 Delta Blvd., Suite 210-B  
Tallahassee, Florida 32303  
May 8, 15, 2026 26-00861K

## --- ESTATE / ACTIONS ---

## FIRST INSERTION

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

Case No. 2026CA000938A000BA  
TD Bank, N.A.  
Plaintiff, vs.  
The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Danny R. Perkins a/k/a Danny Ray Perkins, Deceased; Cory Dale Perkins a/k/a Cory D. Perkins  
Defendants.

TO: The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Danny R. Perkins a/k/a Danny Ray Perkins, 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 2, TIMBERLANE SUB-DIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 42, PAGE 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 5/29/2026, 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 APR 22 2026.

Stacy M. Butterfield  
As Clerk of the Court  
(SEAL) By Ruthy Pacheco  
As Deputy Clerk

Julie York, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
4919 Memorial Hwy,  
Suite 135,  
Tampa, FL 33634  
File # 25-F02563  
May 8, 15, 2026 26-00887K

## FIRST INSERTION

**NOTICE TO CREDITORS (Formal Administration)**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
File No.: 2026CP1416  
IN RE: ESTATE OF DARLA JEAN BAKER, Deceased.

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

YOU ARE HEREBY NOTIFIED that Petition for Formal Administration has been filed in the estate of DARLA JEAN BAKER, deceased, File Number: 2026CP001416, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830; that the decedent's date of death was March 17, 2026; that the total value of the estate is unknown; and, that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
Nathaniel Joseph Baker  
146 Whitby St  
Davenport, FL 33897  
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 must file their claims with this court WITHIN THE LATER OF

THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS FOREVER BARRED.

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

The date of the first publication of this Notice is: May 8th, 2026.

Person Giving Notice:  
/s/ Nathaniel Joseph Baker  
NATHANIEL JOSEPH BAKER  
Petitioner

Attorney for Person Giving Notice:  
DAVID WILSON IV, ESQUIRE  
FL Bar No. 0103204  
THE WILSON  
ADVOCACY GROUP, P.A.  
P.O. Box 3142  
Winter Haven, FL 33885  
Phone: (863) 401-8155  
Fax: (863) 401-9924  
Primary:  
info@wilsonadvocacygroup.com  
Secondary:  
dwfourth@wilsonadvocacygroup.com  
Tertiary:  
adriana@wilsonadvocacygroup.com  
Attorney for Petitioner  
May 8, 15, 2026 26-00880K

## 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. 2025-CA-004040  
METROPOLITAN LIFE INSURANCE COMPANY  
Plaintiff, vs.  
CARLTON L WELLER, et al.  
Defendants.

TO: UNKNOWN SPOUSE OF CARLTON L WELLER  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS  
7967 APPLE BLOSSOM DRIVE  
LAKELAND, FL 33810  
CARLTON L WELLER  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS  
7967 APPLE BLOSSOM DRIVE  
LAKELAND, FL 33810

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

LOT 11, OF MAGNOLIA MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE 27 AND 28, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

commonly known as 7967 APPLE BLOSSOM DRIVE, LAKELAND, FL 33810 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800,

Tampa, Florida 33601, (813) 229-0900, on or before June 4th, 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 28th, 2026.

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

David R. Byars  
Kass Shuler, P.A.,  
plaintiff's attorney,  
P.O. Box 800,  
Tampa, Florida 33601,  
(813) 229-0900  
328202/2531670/wlp  
May 8, 15, 2026 26-00873K

## FIRST INSERTION

**AMENDED NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE TENTH 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 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 PEASE A/K/A CORY PEASE  
LAST KNOWN ADDRESS: 4017 Berkeley Rd, Auburndale, FL 33823  
ALSO ATTEMPTED AT: 18788 E VASAR 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 SECTION 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 written

defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before May 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 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 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 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  
04-102876-F00  
May 8, 15, 2026 26-00885K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
File No. 2026CP000614  
Division Probate  
IN RE: ESTATE OF JOHN RANDALL ROBINSON A.K.A. JOHN R. ROBINSON A.K.A. JOHN ROBINSON Deceased.

The administration of the Estate of John Randall Robinson a.k.a. John R. Robinson a.k.a. John Robinson, deceased, whose date of death was December 24, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

## 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-001340-A000-BA  
In re Estate of MORGAN LUCK GOERS, Deceased.

The administration of the Estate of Morgan Luck Goers, deceased, whose date of death was March 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 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

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 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 8, 2026.

Personal Representative:  
Jacqueline A. Voit  
4950 78th St. E  
Bradenton, FL 34203  
Attorney for Personal Representative:  
Daniel S. Henderson  
E-Mail Addresses:  
Dan@hendersonsachs.com  
ana@hendersonsachs.com  
Florida Bar No. 725021  
Henderson Sachs, P.A.  
8240 Exchange Drive, Suite C6  
Orlando, FL 32809  
Telephone: 407-850-2500  
May 8, 15, 2026 26-00878K

## FIRST INSERTION

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 8, 2026.

PERSONAL REPRESENTATIVE  
PATRICIA GOERS ROGERS  
716 W. Shady Lane  
Lakeland, Florida 33803  
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: cw Wallace@mclements.com  
2nd E-Mail:  
abaustert@mclements.com  
May 8, 15, 2026 26-00879K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
File #2025 CP 3082  
IN RE: THE ESTATE OF VICTORIA GAINES GARDNER Deceased.

The administration of the estate of VICTORIA GAINES GARDNER, deceased, whose date of death was June 11, 2020, File Number 2025 CP 3082, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is May 8, 2026.

Personal Representative:  
Audrey McCants  
516 Berkley Pointe Drive  
Auburndale, FL 33823  
Attorney for Personal Representative:  
/s/ Carol L. Hill, Esquire  
Carol L. Hill, Esquire  
Florida Bar No. 52227  
chill@carol-hill.com  
101 E Wall Street  
Frostproof, FL 33843  
(863) 635-4400  
Fax (863) 978-1761  
May 8, 15, 2026 26-00890K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
File No. 26CP-1229  
Division Probate  
IN RE: ESTATE OF LINDA M. DAVIS Deceased.

The administration of the estate of Linda M. Davis, deceased, whose date of death was October 23, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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.

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 8, 2026.

Personal Representative:  
/s/ Christopher J. Davis  
Christopher J. Davis  
715 Avenue K SE  
Winter Haven, Florida 33880  
Attorney for Personal Representative:  
/s/ Charlotte C. Stone  
Charlotte C. Stone, Esq.  
Florida Bar Number: 21297  
Stone Law Group, P.L.  
123 US Hwy 27 North  
Sebring, Florida 33870  
May 8, 15, 2026 26-00874K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
CASE NO. 2025-CP-003972  
DIVISION 14  
IN RE: ESTATE OF LEDENE PIERRE-LOUIS, Deceased.

The administration of the estate of LEDENE PIERRE-LOUIS, deceased, whose date of death was AUGUST 28, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. BROADWAY AVE., BARTOW, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 ss. 732.216- 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of first publication of this notice is: May 8, 2026.

MATTHEW MCCONELL, ESQ.  
Personal Representative  
809 Walkerbilt Road, Suite 6  
Naples, FL 34110  
MATTHEW MCCONELL, Esq.  
Florida Bar No. 126161  
Attorney for Personal Representative  
Dickman Law Firm  
Post Office Box 111868  
Naples, FL 34108  
T: 239-434-0840 - F: 239-434-0940  
matthew@dickmanlawfirm.org  
May 8, 15, 2026 26-00875K

## FIRST INSERTION

ADVERTISEMENT OF SALE  
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 20th day of May, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. Henderson, Precious BOXES, TOTES, AIR FRYER, CROCKPOTS,

VACCUMS, BLANKETS, KITCHEN CHAIR, FOLDING TABLE, FOOT SPA; Williams, Tamika BLANKETS, AIR FRYER, BOXES TOTES, DEEP FREEZER, COUNTERTOP, MICRO-WAVE, BIKES, FAN, TRASH BAGS, CLOTHES, VACCUM, STROLLERS; Haynes, Demetrius TV FLATSCREEN, SHREDDER, BOXES, ARTWORK, SHELVING, SOUND MIXER, BAGS, BOXES, GUITAR; Lopez Martinez, Carlos TV, BAGS, BOXES, ART DECOR Sale is subject to cancellation in the event of settlement between owner and obligated party.  
May 8, 15, 2026 26-00864K

**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 BUSINESS

**Business Observer**

05/08/26, V12

--- SALES / ACTIONS ---

FIRST INSERTION

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

**CASE NO. 2026CA000187A000BA**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, vs.**  
**BRIANNA YEAKO AND CHASE BENKO. et. al.**  
**Defendant(s),**  
 TO: CHASE BENKO, UNKNOWN SPOUSE OF CHASE BENKO, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 5, BLOCK 8, LENA-VISTA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 13, PAGE 42, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /30 days

from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 PRIMARY EMAIL: flmail@raslg.com  
 25-375343  
 May 8, 15, 2026 26-00872K

FIRST INSERTION

**NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY**

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

**CASE NO.: 2026CA000886**  
**AMERIHOMEMORTGAGE COMPANY, LLC,**  
**Plaintiff, vs.**  
**JONATHAN HOLT; et al.,**  
**Defendants.**

TO: JONATHAN HOLT; 1812 SERENO DR, DAVENPORT, FL 33896 UNKNOWN SPOUSE OF JONATHAN HOLT; 1812 SERENO DR, DAVENPORT, FL 33896

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

LOT 133, OF SERENO PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, AT PAGE(S) 22 THROUGH 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as 1812 SERENO DR, DAVENPORT, FL 33896.

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 June 4th, 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. 28th, 2026.  
 STACY M. BUTTERFIELD, CPA  
 CLERK OF THE CIRCUIT COURT  
 (SEAL) By: Sebastian Irlanda  
 DEPUTY CLERK

SOKOLOF REMTULLA, LLP  
 1800 NW Corporate Blvd., Suite 302  
 Boca Raton, FL 33431  
 Telephone: 561-507-5252  
 Facsimile: 561-342-4842  
 E-mail: pleadings@sokrem.com  
 Counsel for Plaintiff  
 May 8, 15, 2026 26-00854K

FIRST INSERTION

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

**CASE NO.: 2025CA000984000000**  
**CITIZENS BANK, N.A.,**  
**Plaintiff, vs.**  
**ALGERNON ROUNDTREE A/K/A ALGEMON ROUNDTREE; CHINA ROUNDTREE; WINDRIDGE HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,**  
**Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated October 13, 2025, and entered in Case No. 2025CA000984000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein Citizens Bank, N.A., is Plaintiff and Algernon Roundtree a/k/a Algemon Roundtree; China Roundtree; Windridge Homeowners Association, Inc.; United States of America on behalf of the Secretary of Housing and Urban Development, 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 23rd day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16, WINDRIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 128,

PAGE(S) 17 AND 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:  
 5848 Windridge Drive,  
 Winter Haven, Florida 33881  
 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: 5/1/2026  
 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: 23-400397  
 May 8, 15, 2026 26-00869K

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. 2026CA000871A000BA**  
**U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST,**  
**Plaintiff, vs.**  
**YAID CARDONA A/K/A YAID FRANCISCO CARDONA. et. al.**  
**Defendant(s),**

TO: YAID CARDONA A/K/A YAID FRANCISCO CARDONA, UNKNOWN SPOUSE OF YAID CARDONA A/K/A YAID FRANCISCO CARDONA, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 171, LUCERNE PARK RESERVE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 176, PAGES 43 THROUGH 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 6/05/2026/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this 29th day of April, 2026.

Stacy M. Butterfield  
 CLERK OF THE CIRCUIT COURT  
 (SEAL) BY: TAMIKA JOINER  
 DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 6409 Congress Ave.,  
 Suite 100  
 Boca Raton, FL 33487  
 PRIMARY EMAIL: flmail@raslg.com  
 25-357185  
 May 8, 15, 2026 26-00871K

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. 532025CA001805A000BA**  
**Freedom Mortgage Corporation,**  
**Plaintiff, vs.**  
**Joseph Burkhardt, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532025CA001805A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Joseph Burkhardt; Fifth Third Bank, N.A., successor by merger with Dividend Solar Finance LLC; Renee Burkhardt; Lake Ashton II 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 28th day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 181, LAKE ASHTON WEST PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGE 11, OF

THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID: 26-29-24-690596-001810

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 29th 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-F00525  
 May 8, 15, 2026 26-00848K

FIRST INSERTION

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

**CASE NO.: 2025CC005671**  
**SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC.,**  
**Plaintiff, vs.**  
**ANDREA ESTEFANIA ACENDRA B, et al.,**  
**Defendant(s).**

Notice is given that pursuant to the Final Judgment of Foreclosure dated 3/31/2026, in Case No.: 2025CC005671 of the County Court in and for Polk County, Florida, wherein SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and ANDREA ESTEFANIA ACENDRA B, et al., is/are the Defendant(s). Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 6/29/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 300, SQUIRE'S GROVE

PHASE 2, according to the plat as recorded in Plat Book 183, Pages 1 through 5, of the Public Records of Polk County, Florida.

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

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

DATED: April 30, 2026  
 By: /s/Chad Sweeting  
 Chad Sweeting, Esquire  
 Florida Bar No.: 93642  
 ARIAS BOSINGER, PLLC  
 280 W. Canton Avenue, Suite 330  
 Winter Park, Florida 32789  
 (407) 636-2549  
 May 8, 15, 2026 26-00849K

FIRST INSERTION

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

**CASE NO.:**  
**532025CC007400A000BA**  
**THE ESTATES OF LAKE ST. CHARLES HOMEOWNERS' ASSOCIATION, INC.,**  
**Plaintiff, vs.**  
**KENNETH E. JENKINS, et al.,**  
**Defendant(s).**

Notice is given that pursuant to the Final Judgment of Foreclosure dated 4/23/2026, in Case No.: 532025CC007400A000BA of the County Court in and for Polk County, Florida, wherein THE ESTATES OF LAKE ST. CHARLES HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff and KENNETH E. JENKINS, et al., is/are the Defendant(s). Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 5/26/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 71, ESTATES OF LAKE ST.

CHARLES, according to the Plat thereof as recorded in Plat Book 124, Pages 5 and 6, Public Records of Polk County, Florida.

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

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

DATED: April 30, 2026

By: /s/Chad Sweeting  
 Chad Sweeting, Esquire  
 Florida Bar No.: 93642  
 ARIAS BOSINGER, PLLC  
 280 W. Canton Avenue,  
 Suite 330  
 Winter Park, Florida 32789  
 (407) 636-2549  
 May 8, 15, 2026 26-00850K

FIRST INSERTION

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

**CASE NO.: 2024CA0004377**  
**LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC.,**  
**Plaintiff, vs.**  
**WALDEMAR ORTIZ COTTO, et al.,**  
**Defendant(s).**

Notice is given that pursuant to the Amended Final Judgment of Foreclosure dated 2/2/2026, in Case No.: 2024CA0004377 of the Circuit Court in and for Polk County, Florida, wherein LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and WALDEMAR ORTIZ COTTO, et al., is/are the Defendant(s). Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 6/1/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 68, LAKES AT LAUREL HIGHLANDS PHASE 1B, ac-

ording to the plat as recorded in Plat Book 160, Pages 38 through 43, of the Public Records of Polk County, Florida.

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

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

DATED: May 1, 2026

By: /s/Chad Sweeting  
 Chad Sweeting, Esquire  
 Florida Bar No.: 93642  
 ARIAS BOSINGER, PLLC  
 280 W. Canton Avenue,  
 Suite 330  
 Winter Park, Florida 32789  
 (407) 636-2549  
 May 8, 15, 2026 26-00870K

FIRST INSERTION

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

**CASE NO.:**  
**532025CA004549A000BA**  
**DIVISION: 15**  
**INTER & CO. PAYMENTS, INC.,**  
**Plaintiff, vs.**  
**BEST RENTAL VACATION, LLC,**  
**et al.,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 14, 2026, and entered in Case No. 532025CA004549A000BA of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which INTER & CO. PAYMENTS, INC., is the Plaintiff and BEST RENTAL VACATION, LLC; FESTIVAL HOMEOWNERS ASSOCIATION, INC., are defendants, Stacy M. Butterfield, CPA, Clerk of the Court, will sell to the highest and best bidder for cash in/on http://www.polk.realforeclose.com/ in accordance with chapter 45 Florida Statutes, Polk County, Florida on May 29, 2026 at 10:00 am, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 162, FESTIVAL PHASE 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 187, PAGE(S) 49 THROUGH 56, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PROPERTY ADDRESS:  
 634 LONGBOAT DRIVE,  
 DAVENPORT, FL 33896

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

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

/s/ Damian G. Waldman  
 [X] Damian G. Waldman, Esq.  
 Florida Bar No. 0090502  
 [ ] David John Miller, Esq.  
 Florida Bar No. 69995  
 Law Offices of  
 Damian G. Waldman, P.A.  
 PO Box 5162  
 Largo, FL 33779  
 Telephone: (727) 538-4160  
 Facsimile: (727) 240-4972  
 Email 1: damian@dwardmanlaw.com  
 Email 2: dmiller@dwardmanlaw.com  
 E-Service: service@dwardmanlaw.com  
 Attorneys for Plaintiff  
 May 8, 15, 2026 26-00876K

**PUBLISH YOUR LEGAL NOTICE**

Email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Business Observer

**SAVE TIME**

E-mail your Legal Notice [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Q&A**

**Who benefits from legal notices?**

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

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

--- SALES ---

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.: 53-2025-CA-004190-A000-BA**  
**loanDepot.com, LLC**  
**Plaintiff, v.**  
**Myriame Eliacin, et al.**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 24, 2026, and entered in Case No. 53-2025-CA-004190-A000-BA of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein loanDepot.com, LLC, is Plaintiff, and Myriame Eliacin, et al. are Defendants, the clerk, Stacy M. Butterfield, will sell to the highest and best bidder for cash, beginning at 10:00 AM polk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the June 3, 2026, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 1/2 OF LOT 1014 AND LOT 1015, INWOOD NO. 4, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 35A AND 35B, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

If you are a person claiming a right to

funds remaining after the sale, you must file a claim with the clerk no later than the date that the clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the lis pendens may claim the surplus.

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

DATE: May 4, 2026  
 OrLans Law Group PLLC  
 Attorneys for Plaintiff  
 621 S. Federal Highway, Suite 10  
 Fort Lauderdale, FL 33301  
 Tel (561) 576-6893  
 Fax (561) 576-6894 ext. 1565  
 FLForeclosure@orlans.com  
 By: /s/ Heather L. Griffiths  
 Heather L. Griffiths  
 FL Bar #91444  
 OrLans #25-010230  
 May 8, 15, 2026 26-00877K

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. 2025CA004148A000BA**  
**LAKEVIEW LOAN**  
**SERVICING, LLC,**  
**Plaintiff, vs.**  
**MIGUEL ANGEL LAPORTE AND**  
**LUZMARIE ORTIZ RODRIGUEZ,**  
**et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 30, 2026, and entered in 2025CA004148A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and MIGUEL ANGEL LAPORTE; LUZMARIE ORTIZ RODRIGUEZ; PREFERRED CREDIT, INC.; GOODLEAP, LLC; CITY OF LAKE WALES, 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 29, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 1, MAP OF FRESCO PARK SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGE 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:  
 319 E STREET,  
 LAKE WALES, FL 33853  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 3 day of May, 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  
 25-339985 - MaS  
 May 8, 15, 2026 26-00883K

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. 2024CA004391000000**  
**MORTGAGE ASSETS**  
**MANAGEMENT, LLC,**  
**Plaintiff, vs.**  
**DAVID SHEPARD JR. AND**  
**DWAYNE STEVEN HENRY, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 13, 2025, and entered in 2024CA004391000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and DAVID SHEPARD JR.; DWAYNE STEVEN HENRY; UNKNOWN SPOUSE OF DAVID SHEPARD JR.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 26, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 2, FRESCO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 20, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA.  
 Property Address: 334 JEWEL ST, LAKE WALES, FL 33853  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 3 day of May, 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  
 24-246711 - SaR  
 May 8, 15, 2026 26-00881K

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. 2025CA000624000000**  
**PLANET HOME LENDING, LLC,**  
**Plaintiff, vs.**  
**TAROLYN BROOME MCMATH**  
**A/K/A TAROLYN B. MCMATH**  
**AND RODNEY EUGENE MCMATH**  
**A/K/A RODNEY E. MCMATH, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 26, 2026, and entered in 2025CA000624000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and TAROLYN BROOME MCMATH A/K/A TAROLYN B. MCMATH A/K/A RODNEY E. MCMATH A/K/A RODNEY E. MCMATH; THE LAKES MASTER 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 26, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 1, TRACT 4, THE LAKES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 146, PAGES 1 AND 2, IN THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA.  
 Property Address:  
 449 GLENKIRK WAY,  
 LAKE ALFRED, FL 33850  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 3 day of May, 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  
 24-250186 - MiM  
 May 8, 15, 2026 26-00882K

FIRST INSERTION

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

**CASE NO.: 2024CA003897000000**  
**NORTHPOINTE BANK,**  
**Plaintiff, vs.**  
**EDWIN M. ANDERSON;**  
**THOMAS E. ANDERSON;**  
**JANET E. ANDERSON A/K/A**  
**JAN ANDERSON; MICHELLE**  
**ANDERSON; SUNSHINE**  
**PROPERTY CONNECTION LLC;**  
**WATER RIDGE HOMEOWNERS'**  
**ASSOCIATION, INC.; ANY AND**  
**ALL UNKNOWN PARTIES**  
**CLAIMING BY, THROUGH,**  
**UNDER AND AGAINST THE**  
**HEREIN NAMED INDIVIDUAL**  
**DEFENDANT(S) WHO ARE NOT**  
**KNOWN TO BE DEAD OR ALIVE,**  
**WHETHER SAID UNKNOWN**  
**PARTIES MAY CLAIM AN**  
**INTEREST AS SPOUSES, HEIRS,**  
**DEVISEES, GRANTEES, OR**  
**OTHER CLAIMANTS**  
**Defendant(s).**

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

GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on June 5, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 21, WATER RIDGE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 133, PAGES 24 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 5th day of May, 2026.  
 ALDRIDGE PITE, LLP  
 Attorney for Plaintiff  
 401 W. Linton Blvd., Suite 202-B  
 Delray Beach, FL 33444  
 Telephone: 561-392-6391  
 Facsimile: 561-392-6965  
 By: /s/ Zachary Ullman  
 FBN: 106751  
 Primary E-Mail:  
 ServiceMail@aldridgepite.com  
 1651-007B  
 May 8, 15, 2026 26-00889K

FIRST INSERTION

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

**Case #: 2024CA000129000000**  
**DIVISION: S**

**Nationstar Mortgage LLC**  
**Plaintiff, vs.-**  
**Leroy Marcus McClelland; Unknown**  
**Spouse of Leroy Marcus McClelland;**  
**United States of America Acting**  
**Through Secretary of Housing**  
**and Urban Development; Brenton**  
**Manor Homeowners Association,**  
**Inc.; Unknown Parties in Possession**  
**#1, if living, and all Unknown**  
**Parties claiming by, through, under**  
**and against the above named**  
**Defendant(s); Unknown Parties**  
**in Possession #2, if living, and**  
**all Unknown Parties claiming by,**  
**through, under and against the**  
**above named Defendant(s)**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024CA000129000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Leroy Marcus McClelland are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on June 1, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 133, BRENTON MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 22, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Submitted By:  
 ATTORNEY FOR PLAINTIFF:  
 LOGS LEGAL GROUP LLP  
 750 Park of Commerce Blvd., Suite 130  
 Boca Raton, Florida 33487  
 (561) 998-6700  
 (561) 998-6707  
 23-330549 FCO1 CXE  
 May 8, 15, 2026 26-00888K

FIRST INSERTION

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

**CASE NO. 2025CA002758A000BA**  
**LONGBRIDGE FINANCIAL, LLC**  
**Plaintiff, vs.**  
**KENNY RAY DIXON AKA**  
**KENNY DIXON, AS PERSONAL**  
**REPRESENTATIVE OF THE**  
**ESTATE OF PEGGY DIXON**  
**AKA PEGGY JOYCE DIXON,**  
**DECEASED, et. al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2025CA002758A000BA of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein, LONGBRIDGE FINANCIAL, LLC, Plaintiff, and KENNY RAY DIXON AKA KENNY DIXON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PEGGY DIXON AKA PEGGY JOYCE DIXON, DECEASED, et. al., are Defendants, Clerk of Circuit Court, Stacy M. Butterfield will sell to the highest bidder for cash at www.polk.realforeclose.com, on June 29, 2026 at 10:00 AM, the following described property:

THE NORTH 75 FEET OF THE SOUTH 300 FEET OF ACREAGE LOT B, BLOCK A, HILLTOP HEIGHTS, ACCORDING TO THE PLAT THEREOF RE-

CORDED IN PLAT BOOK 42, PAGE 36, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

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

DATED this 6th day of May, 2026.  
 GREENSPOON MARDER, LLP  
 100 W. Cypress Creek Road, Suite 700  
 Fort Lauderdale, FL 33309  
 Telephone: (954) 491-1120  
 Hearing Line: (888) 491-1120  
 Facsimile: (954) 343-6982  
 Email: gmforeclosure@gmlaw.com  
 Email:  
 Karissa.Chin-Duncan@gmlaw.com  
 By: /s/ Karissa Chin-Duncan  
 Karissa Chin-Duncan, Esq.  
 Florida Bar No. 98472  
 25-001319-01 / 34407.2147 /  
 Jean Schwartz  
 May 8, 15, 2026 26-00891K



Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

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.

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

## FIRST INSERTION

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

**CASE NO.: 2025CA005540A000BA**  
**PENNYMAC LOAN**  
**SERVICES, LLC**  
Plaintiff(s), vs.  
**ELISABETH SANKITTS; EDGAR**  
**LARA; MELANIE LARA; THE**  
**UNKNOWN HEIRS, DEVISEES,**  
**BENEFICIARIES, GRANTEEES,**  
**ASSIGNS, CREDITORS, LIENORS,**  
**AND TRUSTEES OF ALICE LEWIS**  
**A/K/A ALICE THOMPSON LEWIS**  
**AND ALL OTHER PERSONS**  
**CLAIMING BY, THROUGH,**  
**UNDER, AND AGAINST THE**  
**NAMED DEFENDANTS; CITY**  
**OF LAKELAND; FOUNDATION**  
**FINANCE COMPANY LLC;**  
**THE UNKNOWN SPOUSE**  
**OF ELISABETH SANKITTS;**  
**THE UNKNOWN TENANT IN**  
**POSSESSION,**  
Defendant(s).

TO: THE UNKNOWN HEIRS DEVI-  
SEES BENEFICIARIES GRANTEEES  
ASSIGNS CREDITORS LIENORS  
AND TRUSTEES OF ALICE LEWIS  
AKA ALICE THOMPSON LEWIS  
AND ALL OTHER PERSONS  
CLAIMING BY THROUGH AND/OR  
ANY AGAINST THE NAMED DE-  
FENDANTS  
LAST KNOWN ADDRESS: UN-  
KNOWN  
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 cer-  
tain real property described as follows:  
LOT 43 IN BLOCK C OF  
PARKLAND ADDITION,  
LAKELAND, FLORIDA, AC-  
CORDING TO THE PLAT

THEREOF RECORDED IN  
PLAT BOOK 9, PAGE 6, PUB-  
LIC RECORDS OF POLK  
COUNTY, FLORIDA, LESS  
THE SOUTH 6 FEET THERE-  
OF.

Property address: 1015 West  
10th Street, Lakeland, FL 33805  
You are required to file a written re-  
sponse 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 publi-  
cation, 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 dem-  
anded in the complaint.

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

default date: 06/05/26  
DATED this the day of 04/29/2026.

STACY M. BUTTERFIELD  
CLERK OF THE CIRCUIT COURT

As Clerk of the Court  
(SEAL) BY: Lynnette Burke  
Deputy Clerk  
Plaintiff Atty: Padgett Law Group  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
attorney@padgettlawgroup.com  
TDP File No. 25-012963-1  
May 8, 15, 2026 26-00852K

## FIRST INSERTION

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

**Case Number:**  
**53-2026CA-000211-A000-BA**  
**FIRST MORTGAGE**  
**CORPORATION OF WINTER**  
**HAVEN, a Florida corporation,**  
Plaintiff, vs.  
**MARK A. COUCH, UNKNOWN**  
**SPOUSE OF MARK A. COUCH,**  
**RALPH RIERA, ANA G. RIERA,**  
**ORCHID SPRINGS VILLAGE**  
**NO. 200, INC., a Florida not for**  
**profit corporation, CHARLES H.**  
**EVANS III, LLC, a Florida limited**  
**liability company, d/b/a CH EVANS,**  
**and UNKNOWN TENANT(S) IN**  
**POSSESSION,**  
Defendants.

TO: MARK A. COUCH and UN-  
KNOWN SPOUSE OF MARK A.  
COUCH, claiming under any of the  
above-named or described defendant  
or party or claiming to have any right,  
title, or interest in the real property  
hereinafter described.

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

Seville Unit No. 409 of OR-  
CHID SPRINGS VILLAGE NO.  
200, a Condominium according to  
The Declaration of Condo-  
minium recorded in O.R. Book  
1406, Page 163, re-recorded in  
O.R. Book 1547, Page 559 and  
filed in Condominium Plat Book  
1, Page 25 through 29, inclusive  
of the Public Records of Polk  
County, Florida, and any amend-

ments thereto, together with its  
undivided share in the common  
elements.

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on Krista  
Mahalak, plaintiff's attorney, whose  
address is P.O. Drawer 7608, Winter  
Haven, Florida 33883, within 30 days  
after the first publication of this Notice  
of Action, and file the original with the  
Clerk of the Court either before service  
on plaintiff's attorney or immediately  
thereafter;

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

Default Date 5/29/2026  
WITNESS my hand and the seal of  
said Court on this 22 day of April, 2026.

Stacy M. Butterfield  
Clerk of the Court  
(COURT SEAL) By: Ruthy Pacheco  
Deputy Clerk  
Krista Mahalak, Attorney  
Peterson & Myers, P.A.  
Florida Bar Number 078231  
P.O. Drawer 7608  
Winter Haven, FL 33883-7608  
863-294-3360  
Attorney for Plaintiff  
May 8, 15, 22, 29, 2026 26-00853K

## FIRST INSERTION

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

**CASE NO.: 2025-CA-001931**  
**PENNYMAC LOAN**  
**SERVICES, LLC,**  
Plaintiff, v.  
**UNKNOWN PERSONAL**  
**REPRESENTATIVE OF THE**  
**ESTATE OF JANE M. MCINTYRE,**  
et al.,  
Defendants.

TO: Unknown Personal Representative  
of the Estate of Jane M. McIntyre  
Last known address: Unknown  
Unknown Heir, Beneficiary, and Devi-  
see 1 of the Estate of Jane M. McIntyre  
Last known address: Unknown  
Unknown Heir, Beneficiary, and Devi-  
see 2 of the Estate of Jane M. McIntyre  
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 31, Block L, WEST VIEW  
RIDGE RESORTS, INC., ac-  
cording to the map or plat  
thereof, recorded in Plat Book  
82, Page(s) 14, Public Records of  
Polk County, Florida.

Together with the mobile home  
situate thereon.  
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 immedi-  
ately thereafter; or a default will be  
entered against you for the relief dem-  
anded in the complaint.

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

IN WITNESS WHEREOF, I have  
hereunto set my hand and affixed the  
official seal of said Court at Polk County,  
Florida, this day of APR 27 2026.

Default date: 6/3/2026  
Stacy M. Butterfield  
as Clerk of the Circuit Court  
of Polk County, Florida  
(SEAL) By: Ruthy Pacheco  
DEPUTY CLERK

Anthony R. Smith, Esquire,  
the Plaintiff's attorney,  
Tiffany & Bosco, P.A.,  
1201 S. Orlando Ave, Suite 430,  
Winter Park, FL 32789  
May 8, 15, 2026 26-00865K

## FIRST INSERTION

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

**Case No.: 2025CA000935000000**  
**NEWREZ LLC D/B/A**  
**SHELLPOINT MORTGAGE**  
**SERVICING,**  
Plaintiff, v.

**UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES AND**  
**ALL OTHERS WHO MAY**  
**CLAIM AN INTEREST IN THE**  
**ESTATE OF TONY SCHNOOR,**  
**DECEASED; TAMMY SCHNOOR,**  
**AS POTENTIAL HEIR OF THE**  
**ESTATE OF TONY SCHNOOR,**  
**DECEASED; KIMBERLY MARIE**  
**SCHNOOR, AS POTENTIAL**  
**HEIR OF THE ESTATE OF**  
**TONY SCHNOOR, DECEASED;**  
**BETHANY LYNN SCHNOOR,**  
**AS POTENTIAL HEIR OF THE**  
**ESTATE OF TONY SCHNOOR,**  
**DECEASED; UNKNOWN**  
**SPOUSE OF JOSE J. OCASIO;**  
**CAPITAL ONE, N.A.; VELOCITY**  
**INVESTMENTS, LLC; ALL**  
**UNKNOWN PARTIES CLAIMING**  
**INTERESTS BY, THROUGH,**  
**UNDER OR AGAINST A NAMED**  
**DEFENDANT TO THIS ACTION,**  
**OR HAVING OR CLAIMING TO**  
**HAVE ANY RIGHT, TITLE OR**  
**INTERESTS IN THE PROPERTY**  
**HEREIN DESCRIBED,**  
Defendant.

To the following Defendant(s):  
KIMBERLY MARIE SCHNOOR, AS  
POTENTIAL HEIR TO THE ESTATE  
OF TONY SCHNOOR, DECEASED  
10285 BUTTERNUT CIRCLE  
MANASSAS, VA 20110

YOU ARE NOTIFIED that an action  
for Foreclosure of Mortgage on the fol-  
lowing described property:  
LOT 3, BLOCK A, SYLVESTER  
SHORES, A SUBDIVISION

ACCORDING TO THE PLAT  
THEREOF RECORDED AT  
PLAT BOOK 44, PAGE 40, IN  
THE PUBLIC RECORDS OF  
POLK COUNTY, FLORIDA  
a/k/a 1921 Sylvester Rd, Lake-  
land, FL 33803

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, upon Kelley Kro-  
nenberg, Attorney for Plaintiff, whose  
address is 10360 West State Road 84,  
Fort Lauderdale, FL 33324 on or before  
6/3/26, a date which is within thirty  
(30) days after the first publication of  
this Notice in Business Observer and  
file the original with the Clerk of this  
Court either before service on Plain-  
tiff's attorney or immediately thereaf-  
ter; otherwise a default will be entered  
against you for the relief demanded in  
the complaint.

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

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact the Office of the Court 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  
this Court this 27th day of April, 2026.

Stacy M. Butterfield  
As Clerk of the Court  
(SEAL) By Sebastian Irlanda  
As Deputy Clerk

Kelley Kronenberg,  
Attorney for Plaintiff,  
10360 West State Road 84,  
Fort Lauderdale, FL 33324  
May 8, 15, 2026 26-00851K

## SUBSEQUENT INSERTIONS

## --- ESTATE / ACTIONS ---

## SECOND 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 repre-  
sentative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES SEC-  
TION 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

## THIRD 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 prop-  
erties in Polk County, Florida:

This is an action to quiet title to real  
property located in Polk County, Flori-  
da, 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, whose address is 2114 W. Co-  
lumbus 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 or-  
der to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Office of the Court  
Administrator, 255 N. Broadway Ave-  
nue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notifi-  
cation if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.

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

## FIRST INSERTION

**LAKESIDE PRESERVE**  
**COMMUNITY DEVELOPMENT**  
**DISTRICT NOTICE OF BOARD OF**  
**SUPERVISORS' MEETING**

The Board of Supervisors of the Lake-  
side Preserve Community Development  
District ("Board") will hold their regular  
meeting on Wednesday, May 20, 2026,  
at 11:30 a.m. at the Heritage Baptist  
Church, 4202 Pipkin Creek Rd, Lake-  
land, FL 33811.

The meeting is open to the public  
and will be conducted in accordance  
with the provision of Florida Law for  
Community Development Districts.  
The meeting may be continued to a  
date, time, and place to be specified on  
the record at the meeting. A copy of the  
agenda for the meeting may be obtained  
from PFM Management Services LLC,  
located at 3501 Quadrangle Boulevard,  
Suite 270, Orlando, Florida 32817 or by  
calling (407) 723-5900.

There may be occasions when one or  
more Supervisors or staff will partici-  
pate by telephone. Pursuant to provi-

sions of the Americans with Disabilities  
Act, any person requiring special ac-  
commodations at this meeting because  
of a disability or physical impairment  
should contact the District Office at  
(407) 723-5900 at least 48 hours prior  
to the meeting. If you are hearing or  
speech impaired, please contact the  
Florida Relay Service by dialing 7-1-1,  
or 1-800-955-8771 (TTY) / 1-800-955-  
8770 (Voice), for aid in contacting the  
District Office.

A person who decides to appeal any  
decision made at the meeting with re-  
spect to any matter considered at the  
meeting is advised that person will  
need a record of the proceedings and  
that accordingly, the person may need  
to ensure that a verbatim record of the  
proceedings is made, including the tes-  
timony and evidence upon which such  
appeal is to be based.

Jane Gaarlandt  
District Manager  
May 8, 2026 26-00859K

## SUBSEQUENT INSERTIONS

## --- ESTATE / SALES ---

## SECOND 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 repre-  
sentative's attorney are set forth below.

All creditors of the decedent and oth-  
er persons having claims or de-  
mands against decedent's estate on  
whom a copy of this notice is required  
to be served must file their claims  
with this court ON OR BEFORE  
THE LATER OF 3 MONTHS AFTER  
THE TIME OF THE FIRST PUBLI-  
CATION OF THIS NOTICE OR 30  
DAYS AFTER THE DATE OF SER-  
VICE OF A COPY OF THIS NOTICE  
ON THEM.

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-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
as described in ss. 732.216-732.228,  
Florida Statutes, applies, or may apply,  
unless a written demand is made by a  
creditor as specified under s. 732.221,  
Florida Statutes. The written demand

must be filed with the clerk.

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

ALL CLAIMS NOT FILED  
WITHIN THE TIME PERIODS SET  
FORTH IN FLORIDA STATUTES  
SECTION 733.702 WILL BE FOR-  
EVER 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

## SECOND 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 pursu-  
ant 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, where-  
in NEWREZ LLC D/B/A SHELL-  
POINT MORTGAGE SERVICING,  
Plaintiff and PHILIP HROMANIK;  
ROSEMARIE OWOC HROMANIK;  
BRIDGEFORD CROSSING HOME-  
OWNERS' ASSOCIATION, INC.;  
UNITED STATES OF AMERICA,  
ON BEHALF OF THE SECRETARY  
OF HOUSING AND URBAN DE-  
VELOPMENT; HAINES CITY HMA  
LLC DBA HEART OF FLORIDA  
REGIONAL MEDICAL CENTER;  
UNKNOWN TENANT #1; UN-  
KNOWN TENANT #2 are defend-  
ants, 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 RE-  
CORDED IN PLAT BOOK 140,  
AT PAGE 10, OF THE PUBLIC  
RECORDS OF POLK COUN-  
TY, FLORIDA.

Property Address:  
620 Bridgeford Crossing Blvd,  
Davenport, FL 33837  
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 BEFORE THE  
CLERK REPORTS THE SURPLUS  
AS UNCLAIMED.

THE COURT, IN ITS DISCRE-  
TION, 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 dis-  
ability who needs any accommoda-  
tion in order to participate in this  
proceeding, you are entitled, at no  
cost to you, to the provision of cer-  
tain assistance. Please contact the Of-  
fice 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.  
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  
FBI: 0058606  
Service E-mail:  
flrealprop@kelleykronenberg.com  
File No: 2390.000289  
May 1, 8, 2026 26-00807K

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

## --- ESTATE / SALES / ACTIONS ---

## 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. 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: flmail@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

## 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. 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 CAN-DLEWOOD DR, LAKE LAND, 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: flmail@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

## SECOND INSERTION

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

**CASE NO.: 2025CA-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

## SECOND INSERTION

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

**File No. 2026CP000961A000BA**

**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 THIS NOTICE.

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 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@atypip.com  
Secondary E-Mail: Suzie@atypip.com  
May 1, 8, 2026 26-00821K

## SECOND INSERTION

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

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

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

## SECOND INSERTION

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

**File No. 53-2026-CP-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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 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

## SECOND 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 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

## SECOND INSERTION

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

**CASE NO: 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, LAKE LAND, 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 Irlanda  
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

## 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. 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: flmail@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 / SALES / ACTIONS ---

## SECOND 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 fol-  
lowing described property:  
LOT 331, MADISON PLACE  
PHASE 2, ACCORDING TO  
THE MAP OR PLAT THERE-  
OF, 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 writ-  
ten defenses, if any, to it, on MILLER,  
GEORGE & SUGGS, PLLC, Attorney  
for Plaintiff, whose address is 600 West  
Hillsboro Boulevard, Suite 600, Deer-  
field Beach, FL 33441, on or before

May 25, 2026, within or before a date at  
least thirty (30) days after the first pub-  
lication 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 de-  
manded in the complaint  
If you are a person with a disability  
who needs any accommodation in or-  
der to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Office of the Court  
Administrator, 255 N. Broadway Ave-  
nue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notifi-  
cation if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.  
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

## SECOND 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 CORDOVAS; 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 FEBRU-  
ARY 23, 2026 in the above-entitled  
cause in the Circuit Court of Polk Coun-  
ty, Florida, STACY M. BUTTERFIELD,  
CPA, the Clerk of the Circuit Court will  
sell the property situated in Polk Coun-  
ty, Florida, described as:  
LOT 9, SUNSET POINTE, AC-  
CORDING TO THE PLAT  
THEREOF, RECORDED IN  
PLAT BOOK 128, PAGE(S) 8  
AND 9 OF THE PUBLIC RE-  
CORDS 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 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 or-  
der to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Office of the Court Ad-  
ministrator, 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

## SECOND INSERTION

**Notice to Creditors**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.**  
**53-2026-CP-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. Broad-  
way Ave., Bartow, Florida 33830. The  
names and addresses of the personal  
representative and the personal repre-  
sentative's attorney are set forth below.  
All creditors of the decedent and oth-  
er persons having claims or demands  
against decedent's estate on whom  
a copy of this notice is required to be  
served must file their claims with this  
court ON OR BEFORE THE LATER  
OF 3 MONTHS AFTER THE TIME  
OF THE FIRST PUBLICATION OF  
THIS NOTICE OR 30 DAYS AFTER  
THE DATE OF SERVICE OF A COPY  
OF THIS NOTICE ON THEM.  
All other creditors of the decedent  
and other persons having claims or de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE  
OF THE FIRST PUBLICATION OF  
THIS NOTICE.  
The personal representative has no  
duty to discover whether any property

held at the time of the decedent's death  
by the decedent or the decedent's sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
as described in ss. 732.216-732.228,  
Florida Statutes, applies, or may apply,  
unless a written demand is made by a  
creditor as specified under s. 732.2211,  
Florida Statutes. The written demand  
must be filed with the clerk.  
ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES 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: cw Wallace@mclements.com  
2nd E-Mail:  
abaustert@mclements.com  
May 1, 8, 2026 26-00836K

## SECOND 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, de-  
ceased, whose date of death was Feb-  
ruary 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 Repre-  
sentative's attorney are set forth below.  
All creditors of the Decedent and  
other persons having claims or de-  
mands against Decedent's Estate on  
whom a copy of this notice is required  
to be served must file their claims  
with this court ON OR BEFORE THE  
LATER OF 3 MONTHS AFTER THE  
TIME OF THE FIRST PUBLICATION  
OF THIS NOTICE OR 30 DAYS AF-  
TER THE DATE OF SERVICE OF A  
COPY OF THIS NOTICE ON THEM.  
All other creditors of the Decedent  
and other persons having claims or de-  
mands against Decedent's Estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.  
ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-  
TION 733.702 WILL BE FOREVER  
BARRED.  
NOTWITHSTANDING THE TIME  
PERIODS SET FORTH ABOVE, ANY  
CLAIM FILED TWO (2) YEARS OR  
MORE AFTER THE DECEDENT'S  
DATE OF DEATH IS BARRED.  
A Personal Representative or Cura-  
tor has no duty to discover whether any  
property held at the time of the Dece-  
dent's death by the Decedent or the De-  
cedent'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

## 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. 2026CA001118A000BA**  
**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 person-  
al property described as follows, to-wit:  
LOT 121, ESTATES OF AU-  
BURNDALE PHASE 2, AC-  
CORDING TO THE MAP  
OR PLAT THEREOF AS RE-  
CORDED 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 or-  
der to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Office of the Court  
Administrator, 255 N. Broadway Ave-  
nue, Bartow, Florida 33830, (863) 534-  
4686, at least 7 days before your sched-  
uled court appearance, or immediately  
upon receiving this notification if the  
time before the scheduled appearance  
is less than 7 days; if you are hearing or  
voice impaired, call 711.  
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

## SECOND 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. NOTWITH-  
STANDING ANY OTHER APPLI-  
CABLE 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 sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act as  
described in sections 732.216-732.288  
Florida Statutes, applies, or may ap-  
ply, 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

## FOURTH 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 AR-  
THUR 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 un-  
known, 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 Defen-  
dants, who are not known to be dead  
or alive, and all parties having or claim-  
ing 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  
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 writ-  
ten defenses, if any, to it on NATALIA  
OUELLETTE-GRICE, Plaintiff's at-  
torney, 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 im-  
mediately 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 or-  
der to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Office of the Court  
Administrator, 255 N. Broadway Ave-  
nue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notifi-  
cation if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.  
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

## SECOND 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, pursu-  
ant 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 en-  
try of a Default by the Clerk against  
Defendants, STEVEN GUY TERRE-  
BUSH 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, Winter-  
haven, FL 33880, in the Com-  
munity, being a 2018 Mobile  
Home bearing Vehicle Identifi-  
cation Numbers N114342A/  
N114342B.  
Any person or entity claiming an in-  
terest 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 or-  
der to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Office of the Court  
Administrator, 255 N. Broadway Ave-  
nue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notification  
if the time before the scheduled ap-  
pearance 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

## FOURTH INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2026-CA-000126**  
**DAVID J. MOULTON and WANDA**  
**J. MOULTON,**  
**Plaintiffs, v.**  
**COURTNEY MANSHIP;**  
**WINIFRED KEEN; CYNTHIA**  
**ROGERS a/k/a CYNTHIA**  
**FREEMAN; OLIVIA WEGENAST;**  
**GERTRUDE ANN ISAACS;**  
**THE UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**ASSIGNEES, TRUSTEES,**  
**LIENORS, CREDITORS, AND**  
**ALL OTHER PARTIES CLAIMING**  
**AN INTEREST BY, THROUGH,**  
**UNDER, OR AGAINST MARY**  
**ISAACS, DECEASED**  
**Defendant.**  
TO: GERTRUDE ANN ISAACS  
Last known address:  
1509 Sparrow Dr.  
Lakeland, FL 33801  
THE UNKNOWN HEIRS, BENEFI-  
CIARIES, DEVISEES, ASSIGNEES,  
TRUSTEES, LIENORS, CREDITORS,  
AND ALL OTHER PARTIES CLAIM-  
ING AN INTEREST BY, THROUGH,  
UNDER, OR AGAINST MARY ISAA-  
CS, 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, ac-  
cording to the map or plat there-  
of, 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 de-  
parting 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 writ-  
ten defenses to the Complaint, E-Filed on  
January 9, 2026, if any, to it on Plain-  
tiffs' 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, oth-  
erwise a default will be entered against  
you for the relief demanded in the Com-  
plaint.  
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

## --- SALES / ACTIONS ---

## SECOND INSERTION

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

**CASE NO.:**  
**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

## SECOND 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

## SECOND 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

## SECOND INSERTION

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

**CASE NO: 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

## 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.:** 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

## SECOND INSERTION

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

**CASE NO. 2026CA000774A000BA**  
**Freedom Mortgage Corporation**  
**Plaintiff, vs.**  
**The Unknown Spouse, Heirs,**  
**Devees, 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, Devees, 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

## 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. 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

## SECOND 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, v.**  
**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. Wonssetler, Esq., The Law Office of Wonssetler & Webner, P.A.,

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

## 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. 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