

## POLK COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

The following personal property of MICHAELE R. TEMPLE will, on May 27, 2026, at 10:00 a.m., at 9441 Big Apple Lane, Lot #704, Lakeland, Polk County, Florida 33810; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1992 PALM MOBILE HOME, VIN: PH067833AFL, TITLE NO.: 0063127014, and VIN: PH067833BFL, TITLE NO.: 0063127013 and all other personal property located there-in and Golf Cart

PREPARED BY:

J. Matthew Bobo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236  
(PO#3326-3333)

May 15, 22, 2026 26-00915K

#### FIRST INSERTION

##### FICTITIOUS NAME NOTICE

Notice is hereby given that FL JM&F LLC, OWNER, desiring to engage in business under the fictitious name of MR APPLIANCE OF DAVENPORT located at 14422 SHORESIDE WAY SUITE 110 UNIT 288, WINTER GARDEN, FLORIDA 34787 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

May 15, 2026 26-00916K

#### FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Bridgewater Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 250 S. Broadway Avenue, Bartow, Florida 33830; (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

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

For additional information, please contact the Polk County Supervisor of Elections.  
4854-5874-7672.1  
May 15, 2026 26-00911K

#### 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 Cavendish Realty located at 405 Chestnut Street, in the City of St. Cloud, Polk, FL 34769 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of May, 2026  
S & L Price, inc.  
Stephen Price  
May 15, 2026 26-00923K

#### FIRST INSERTION

Notice is hereby given that LAKELAND MOVEMENT LLC, OWNER, desiring to engage in business under the fictitious name of 99 PROBLEMS BOULDERING located at EID-500 OCEAN DR, JUNO BEACH, FLORIDA 33408 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

May 15, 2026 26-00925K

#### FIRST INSERTION

##### THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT

##### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of The Gardner Trails Community Development District ("District") will hold a public hearing on **July 1, 2026 at 10:00 a.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850** for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2027"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services - Tampa, LLC, (813) 344-4844 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.thegardnertrailsdcd.org>.

#### FIRST INSERTION

##### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lake Ashton II Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 250 S. Broadway Avenue, Bartow, Florida 33830; (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

##### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the City Center Community Development District (the "District") will commence at noon on Monday June 8, 2026, and close at noon on Friday June 12, 2026. Candidates may qualify for the office of board member of the District with the Polk County Supervisor of Elections by mail to the Supervisor of Elections Operations Center or in person at the following office locations:

Supervisor of Elections  
Operations Center  
70 Florida Citrus Blvd.  
Winter Haven, FL 33880  
Election Headquarters  
250 S. Broadway Ave.  
Bartow, Florida 33830  
All candidates shall qualify for individual seats in accordance with Section

#### FIRST INSERTION

##### FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP OF THE BOARD OF SUPERVISORS

The Board of Supervisors of the Forest Lake Community Development District (the "District") will hold a public workshop on **May 28, 2026, at 1:30 p.m.** at the Davenport City Hall, 1 S Allapaha Ave., Davenport, Florida 33837, United States. The purpose of the public workshop is to discuss matters related to the Fiscal Year 2026/2027 Budget.

The public workshop is open to the public and will be conducted in accordance with provisions of Florida law. Copies of the agenda may be obtained at the office of the District Manager, located at 255 Primera Blvd, Suite 160, Lake Mary, FL 32746, Phone: (407) 574-3250 ("District Manager's Office"), during normal business hours. The public workshop may be continued to a date, time, and place to be specified on the record at the workshop or meeting. There

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
Jason Greenwood  
District Manager  
May 15, 22, 2026 26-00912K

#### FIRST INSERTION

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

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

For additional information, please contact the Polk County Supervisor of Elections.  
4854-5874-7672.1  
May 15, 2026 26-00913K

#### FIRST INSERTION

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

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

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Polk County Supervisor of Elections or visit their website at <https://www.polkelections.com>.  
4926-1283-9060, v.1  
May 15, 2026 26-00914K

#### FIRST INSERTION

may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the public workshop is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
Patricia Thibault  
District Manager  
May 15, 2026 26-00936K

#### FIRST INSERTION

##### NOTICE OF DEFAULT AND INTENT TO FORECLOSE WESTGATE RIVER RANCH FILE: 86605.0002

Pursuant to Section 721.856, Florida Statutes, the undersigned Trustee as appointed by Westgate Resorts Ltd. (hereinafter referred to as "WESTGATE") hereby formally notifies (See Exhibit "A") that you are in default due to your failure to pay payments due under the Note and Mortgage (as defined below) together with interest, late fees, and other charges. Additional interest continues to accrue, with regard to 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, WESTGATE hereby elects to sell the Property pursuant to Section 721.856, Florida Statutes. Please be advised that in the event that the debt owed to WESTGATE is not paid by 6/29/2026, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.856, Florida Statutes. Pursuant to Section 721.856, 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, all sums due and owing under the Note and Mortgage shall be accelerated and will become immedi-

ately due and payable. Additionally, as a result of the default, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.856, Florida Statutes. Any right you may have to reinstate the mortgage after acceleration will be pursuant to the terms of the mortgage. 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 mortgage 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 mortgage 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 Bld Unit Week Year Season MTG Rec Info Default Dt  
GIANCARLO BARREDA PANEZ & ELINDA S ERASMUS 13655 Budworth Cir Orlando FL, 32811, 18-118A & 18-118B, 47 & 47, WHOLE & WHOLE, 2 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13565/916, 4/27/2025; JAMES S ATKINS 101 S MAIN ST #26 HIAWASSEE GA, 30546, 4-104B, 8 WHOLE, 1 ALL SEASON-FLOAT WEEK /FLOAT UNIT, 13090/83, 5/2/2024; KIM THAO T VU 30 Foggy Creek Ln Hiram GA, 30141, 4-104B, 8 WHOLE, 1 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13090/83, 5/2/2024; RENE E RODRIGUEZ 9007 SW 23RD LN MIAMI FL, 33165, 1-101, 51 WHOLE, 1 FIXED WEEK/FLOAT UNIT, 13381/1800, 5/1/2025; CONSUELO E PANEZ ISHIDA & JOSE F BARREDA VARGAS Los Olmos 186 Urbanizacioc El Remanso De La Molina Lima ,

00000 PERU, 18-118A & 18-118B, 46 & 48, WHOLE & WHOLE, 2 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13481/1275, 3/27/2025; MATTHEW E KLAUS 4 Inverness Drive Bloomington IL, 61701, 16-116, 45, WHOLE, 1 ALL SEASON -FLOAT WEEK/FLOAT UNIT, 13565/958, 4/28/2025; REBECCA J EVON KLAUS PO BOX 8280 PHILADELPHIA PA, 19101, 16-116, 45, WHOLE, 1 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13565/958, 4/28/2025; JESSICA M SUAREZ & DAVID SUAREZ 115 VOLTAIRE DR SPRING HILL FL, 34609, 9-109, 37, WHOLE, 1 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13439/2119, 3/15/2025; CLINT R HORVATH & ALMA L DOMINGUEZ 33 NE 26 Drive Wilton Manors FL, 33334, 15-115B, 49, ODD, 1/2 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13115/2038, 1/5/2025; CHERYL DOYLE 10339 Southwest 208 Terrace Miami FL, 33189, 1-101 & 5-105, 29 & 46, ODD & ODD, 1 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13081/967, 3/20/2025; FRANCISCO A PALOMINO CASTRO 11771 SW 188 Terra Miami FL, 33177, 16-116, 47, ODD, 1/2 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13158/843, 7/8/2024; BELKIS D DIAZ SOCARRAS 15765 SW 150TH CT Miami FL, 33187, 16-116, 47, ODD, 1/2 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13158/843, 7/8/2024; PAMELA K HUGHES & DENNIS P HUGHES 1922 Saint Louis Ave Fort Wayne IN, 46819, 12-112 & 12-112, 19 & 20, WHOLE & WHOLE, 2 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13115/2001, 5/28/2025; KURT E SCHERRER & AMY N SCHERRER 20554 SW 93R D AVE Cutler Bay FL, 33189, 17-117A & 17-117A & 17-117B & 17-117B, 35 & 36 & 37 & 39, WHOLE & WHOLE & WHOLE & WHOLE, 4 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13565/1018, 5/2/2025; JACQUELINE THOMAS 14534 SW 84TH ST Miami FL, 33183, 1-101, 35, WHOLE, 1 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13039/109, 5/28/2025; MANUEL PARRA 13011 SW 132nd St Miami FL, 33186, 1-101, 35, WHOLE, 1 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13039/109, 5/28/2025.  
May 15, 22, 2026 26-00937K

#### FIRST INSERTION

##### NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The Obligor has failed to pay when due the applicable assessments for common expenses and ad valorem taxes. A Claim of Lien has been recorded in the Public Records of Polk County, Florida against the Obligor's timeshare interest including any costs, expenses, and attorney's fees, which amount is identified below. The Claim of Lien has been assigned to Holiday Inn Club Vacations Incorporated f/k/a Orange Lake Country Club, Inc.

##### TIMESHARE PLAN:

ORLANDO BREEZE RESORT  
An undivided fractional fee interest as tenant-in-common in and to the Unit, all as described below, in Orlando Breeze Resort, a vacation resort in Polk County, Florida, according to the Declaration of Restrictions, Covenants and Conditions recorded in Official Records Book 06046, Page 0473, of the Public Records of Polk County, Florida, as may be subsequently amended or supplemented from time to time (the "Declaration"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit with annual or biennial (Odd or Even years) frequency during the Use Period described above, together with an undivided interest in the Common Elements appurtenant thereto of Orlando Breeze Resort.

Contract Number: M91581637 -- JOSE P. BALDONADO and CATHERINE M. BALDONADO, ("Owner(s)"), 7905 SWINDON LN, AUSTIN, TX 78745 Week 15 in Unit No. 0027/Fractional Interest 1.923%/ Amount Secured by Lien: \$9,004.07/ Lien Doc #2024124984/Assign Doc #2024127950  
Contract Number: M93746773

-- BARBARA LADEEN BETTS and RONALD D BETTS, SR, ("Owner(s)"), 118 PRAIRIE MEADOW LN, POTTSBORO, TX 75076 Week 33 in Unit No. 0028/Fractional Interest 1.923%/ Amount Secured by Lien: \$10,778.61/ Lien Doc #2022118482/Assign Doc #2022119752  
Contract Number: M93016319

-- ROYCE D BLANKENSHIP and LACINDA BLANKENSHIP, ("Owner(s)"), 4207 VON TALGE RD, SAINT LOUIS, MO 63128 Week 33 in Unit No. 0041/Fractional Interest 1.923%/Amount Secured by Lien: \$5,710.23/Lien Doc #2025102522/Assign Doc #2025106068  
Contract Number: M93201455

-- SANDRA L BROWN-BRYANT and MYRON W BROWN JR, and QUAMECIA BROWN ("Owner(s)"), 2620 MCPHERSON RD, FORT WORTH, TX 76140 and 19240 STOKES RD UNIT 514, WALLER, TX 77484 TX / Week 30 in Unit No. 0038/Fractional Interest 1.923%/ Amount Secured by Lien: \$4,944.31/ Lien Doc #2025102522/Assign Doc #2025106068  
Contract Number: M92425378

-- JOHN LEBLEU and MICHELLE LEBLEU, ("Owner(s)"), 2753 COUNTRY ROAD 450, WEST COLUMBIA, TX 77486, Week 25 in Unit No. 0021/Fractional Interest 1.923%/ Amount Secured by Lien: \$6,707.73/ Lien Doc #2025102508/Assign Doc #2025106072  
Contract Number: M91858352

-- THA POUK and SEAN PHAN, ("Owner(s)"), 175 OAK HL, NORTH ADAMS, MA 01247 Week 7 in Unit No. 0039/Fractional Interest 1.923%/ Amount Secured by Lien: \$5,038.69/ Lien Doc #2025102508/Assign Doc #2025106072  
Contract Number: M93612533

-- L.B. REYNOLDS ("Owner(s)"), 2675 DEEP HILL CIR, DALLAS, TX 75233 / Week 28/37 in Unit No. 0112A/0112/ Fractional Interest 1.923%/Amount Secured by Lien: \$19,242.47/Lien

Doc #2024124968/Assign Doc #2024127951

Contract Number: M93510167 -- JAMES RILEY JR and DAWN RILEY, ("Owner(s)"), PO BOX 1234, WIMBERLEY, TX 78676 Week 29 in Unit No. 0115/Fractional Interest 1.923%/ Amount Secured by Lien: \$13,907.43/ Lien Doc #2024124968/Assign Doc #2024127951

You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated F/K/A Orange Lake Country Club, Inc., at 866-714-8679.

Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in FS. 721.856. You have the right to submit an objection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407  
May 15, 22, 2026 26-00909K

# SAVE TIME

Email your Legal Notice  
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case Number: 26CP-1418  
IN RE: ESTATE OF  
Barbara Louise Ertman  
deceased.

The administration of the estate of Barbara Louise Ertman, deceased, Case Number 26CP- 1418, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 15, 2026.

/s/ Joseph R. Cooney  
Personal Representative  
Address: 4835 Hickory Stream Lane,  
Mulberry, FL 33860  
/S/ MICHAEL H. WILLISON, P.A.  
Michael H. Willison, Esquire  
114 S. Lake Avenue  
Lakeland, Florida 33801  
(863) 687-0567  
Florida Bar No. 382787  
mwillison@mwillison.com  
Attorney for Personal Representative  
May 15, 22, 2026 26-00935K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-001063A000BA  
IN RE: ESTATE OF  
PAUL ARTHUR ROBERTS  
a/k/a PAUL ARTHUR  
ROBERTS, JR.  
Deceased.

The administration of the estate of Paul Arthur Roberts, deceased, whose date of death was March 20, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 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, 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 15, 2026.

Personal Representative:  
/s/ Valerie Ann Taterzewski  
Valerie Ann Taterzewski  
1200 Sawgrass Ct.  
Safety Harbor, Florida 34677  
Attorney for Personal Representative:  
/s/ Amanda M. Sullivan  
Amanda M. Sullivan, Esq.  
E-mail Addresses:  
amanda@rtaltmanlaw.com,  
altmanlaw@rtaltmanlaw.com,  
staff@rtaltmanlaw.com  
Florida Bar No. 1009143  
Law Office of James J. Altman, P.A.  
5416 Grand Boulevard  
New Port Richey, Florida 34652  
Telephone: (727) 848-8435  
Facsimile: (727) 848-2750  
May 15, 22, 2026 26-00934K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 532026CP001373A000BA  
IN RE: ESTATE OF  
JOY SUE BATES,  
Deceased.

The administration of the estate of JOY SUE BATES, Deceased, whose date of death was February 21, 2026, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 15, 2026.

JENI BATES,  
Personal Representative  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
2501 Hollywood Blvd.  
Suite 206  
Hollywood, FL 33020  
Telephone: (954)767-3399  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
May 15, 22, 2026 26-00908K

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/05/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1995 FLEE mobile home bearing Vehicle Identification Numbers FLFLR79A11490GB and FLFLR79B11490GB and all personal items located inside the mobile home. Last Tenant: Pamela Clements Gorman, Jonathan Gorman, and Felton Thomas Gorman. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-0275.  
May 15, 22, 2026 26-00954K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. 532026-CP-001031  
Division: Probate  
IN RE: ESTATE OF  
PAUL RICHARD MAPLE  
Deceased.

The administration of the Estate of PAUL RICHARD MAPLE deceased, whose date of death was May 30, 2025, and whose last four digits of his ITIN is 2529 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is May 15, 2026.

Personal Representative:  
RICHARD MAPLE,  
Petitioner  
56 Eastmead, Goldworth Park  
Woking GU21 3BP United Kingdom  
Attorney for Personal Representative:  
WIDERMAN MALEK, PL  
506 Celebration Avenue  
Celebration, FL 34747  
Tel: (407) 566-0001  
Charles P. Castellon, Esquire  
Florida Bar No. 0574287  
Primary email:  
ccastellon@uslegalteam.com  
Secondary email:  
RBaez@uslegalteam.com  
Counsel for Petitioner  
May 15, 22, 2026 26-00906K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
TENTH JUDICIAL DISTRICT IN  
AND FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO:  
53-2026-CP-000016-A000BA  
IN RE: ESTATE OF  
DEBRA MARIE KELLY,  
Deceased.

The administration of the Estate of DEBRA MARIE KELLY, deceased, whose date of death was March 9, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 15, 2026.

Personal Representative:  
Kristina Lambert  
401 Crown Street  
Willow Grove, Pennsylvania 19090  
Attorneys for Personal Representative:  
Carlos Linares, Esq.  
Florida Bar No. 1051061  
Sylvana Rosende, Esq.  
Florida Bar No.: 1025248  
ROSENDE PAUL PLLC  
Attorneys for Personal Representative  
8200 NW 41st Street,  
Suite 318  
Doral, FL 33166  
Telephone: (305) 701-2099  
carlos@rosendepaul.com  
sylvana@rosendepaul.com  
May 15, 22, 2026 26-00905K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-566  
Division Probate  
IN RE: ESTATE OF  
JOHN ROBERT RUCKER  
A/K/A JOHN R. RUCKER  
Deceased.

The administration of the Estate of John Robert Rucker a/k/a John R. Rucker, deceased, whose date of death was October 4, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

The date of first publication of this notice is May 15, 2026.

Personal Representative:  
Nadya Rucker  
5670 Musket Lane  
Stone Mountain, GA 30087  
Attorney for Personal Representative:  
Joshua M. Sachs, Esq.  
E-Mail Addresses:  
jms@hendersonsachs.com  
michael@hendersonsachs.com  
Florida Bar No. 24277  
Henderson Sachs PA  
8240 Exchange Drive Ste. C6  
Orlando, FL 32809  
Telephone: 4078502500  
May 15, 22, 2026 26-00907K

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: JUNE 22 2026, FRANKY TOW

AND TRANSPORT LLC 3126 HOLLY HILL CUTOFF RD DAVENPORT FL 33837 (407)230-5050 2019 TESLA 5YJ3E1EASKF398522 \$2393.00, RAYS AUTO WORKS LLC 501 AVENUE C SW WINTER HAVEN FL 33880 (863)618-6834 MV109970 2016 CHEV IG1C5SA7GF149293 \$4168.83, 2020 DODGE 2C3CDXGJLH173782 \$13,742.29, SKYS AUTO COLLISION LLC 1914 COUNTY RD 547 N DAVENPORT FL 33837 (863)632-0881 MV111269, 2016 CHEV 1G1ZE5T4GF70102 \$1909.60, 2017 DODGE 1C4RDJJD8HC657275 \$13619.80, 2018 RAM 3C6UR5C1JG275194 \$9640.25  
May 15, 2026 26-00938K

## FIRST INSERTION

**NOTICE OF DEFAULT AND  
INTENT TO FORECLOSE**

Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage.

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

Contract Number: 93795606  
SHEILA JO DOSS, 330 LAUREL LN,  
FATE, TX 75087 /Week 31 in Unit No. 0048/Principal Balance: \$87,350.34.

Contract Number: 93021297 SAUL RIVERABARRIOS and LAURA RIVERA, 402 TAURUS DR, KILLEEN, TX 76542 and 4502 ZADAR AVE, LUBBOCK, TX 79407 /Week 50 in Unit No. 0067/Principal Balance: \$7,011.45.

Contract Number: 93681477

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-1095  
IN RE: ESTATE OF  
EDWARD FRANCIS SWINDELLES  
Deceased.

The administration of the estate of Edward Francis Swindelles, deceased, whose date of death was July 20, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831. 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

FLORENCE E SPEER 10630 CARROLL WOOD WAY APT 2, SAINT LOUIS, MO 63128 /Week 2 in Unit No. 0067/Principal Balance: \$33,648.19.

You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated F/K/A Orange Lake Country Club, Inc., at 866-714-8679.

Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in FS. 721.856. You have the right to submit an objection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the to the judicial foreclosure procedure only. The default will be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Jerry E. Aron, P.A., Trustee,  
801 Northpoint Parkway, Suite 64,  
West Palm Beach, FL 33407  
May 15, 22, 2026 26-00910K

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 15, 2026.

Personal Representative:  
Jo-Ann Swindelles  
3 Edinburgh Drive  
Haines City, Florida 33844  
Attorney for Personal Representative:  
/s/ Benjamin C. Sperry  
Benjamin C. Sperry, Attorney  
Florida Bar Number: 84710  
1607 S. Alexander Street,  
Suite 101  
Plant City, Florida 33563-8421  
Telephone: (813) 754-3030  
E-Mail: bcsperry@sperrylaw-pc.com  
May 15, 22, 2026 26-00904K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-4293  
IN RE: ESTATE OF  
MARTIN CLINTON RHEA,  
Deceased.

The administration of the estate of MARTIN CLINTON RHEA, deceased, whose date of death was November 18, 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.

The personal representative has no

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

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

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

The date of first publication of this notice is: May 15, 2026.

SARAH RHEA  
Personal Representative  
2300 Lilly Street  
Lake Wales, Fl 31898  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B.  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrvera@hnh-law.com  
May 15, 22, 2026 26-00946K

## 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 From Grief to Grace Lavardo (Eljay) Fisher Memorial 5K located at 5500

Watkins Rd in the City of Haines City, Polk, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of May, 2026  
Hope For Life International INC  
Julia Morame  
May 15, 2026 26-00940K

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

**CALL 941-906-9386**  
and select the appropriate  
County name from  
the menu option

OR E-MAIL:  
legal@businessobserververf.com

Business  
Observer

--- SALES ---

## FIRST INSERTION

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

**CASE NO. 2025CA002475A000BA FBC MORTGAGE, LLC, Plaintiff, vs. SHANE JEFFERIES A/K/A SHANE M JEFFERIES, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 16, 2026 in Civil Case No. 2025CA002475A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and Shane Jefferies a/k/a Shane M. Jefferies, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 1st day of June, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 131, ALFORD OAKS, according to the map or plat thereof, recorded in Plat Book 183,

Pages 6 and 7, Public Records of Polk County, Florida.

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

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

/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLP  
Attorney for Plaintiff  
225 East Robinson Street,  
Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRSservice@mccalla.com  
Fla. Bar No.: 146803  
25-11941FL  
May 15, 22, 2026 26-00892K

## 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. 532023CA003812000000 CrossCountry Mortgage, LLC, Plaintiff, vs. Latoy Michelle Johnson, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532023CA003812000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein CrossCountry Mortgage, LLC is the Plaintiff and Latoy Michelle Johnson; Association of Poinciana Villages, Inc.; Tuscan Preserve Community Association, Inc.; Lake Marion Golf Estates Master Homeowner's 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 30th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 121, TUSCANY PRESERVE PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 150, PAGE(S)

15 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID:

28-28-15-935362-001210  
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 6th day of May, 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 # 22-F00375  
May 15, 22, 2026 26-00893K

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA003762A000BA ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs. MEGHAN MOORE, ET AL., Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated April 30, 2026 entered in Civil Case No. 2025CA003762A000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff and MEGHAN MOORE; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LVNV FUNDING LLC; MIDLAND CREDIT MANAGEMENT, INC. are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 AM on June 15, 2026 the following described property as set forth in said Final Judgment, to-wit:

THAT PART OF LOTS 148 AND 149 OF ELOISE WOODS, LAKE ROY UNIT, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 14, PAGES 19, 19A, AND 19B, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST NORTHERLY CORNER OF SAID LOT 148; RUN THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 149 A DISTANCE OF 25 FEET; RUN THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 149 A DISTANCE OF 135 FEET TO THE WESTERLY LINE OF SAID LOT 149; RUN THENCE SOUTHEASTERLY

ALONG THE WESTERLY LINE OF SAID LOTS 149 AND 148 A DISTANCE OF 72 FEET; RUN THENCE NORTHEASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 148 A DISTANCE OF 135 FEET TO THE EASTERLY LINE OF SAID LOT 148; RUN THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 148 A DISTANCE OF 47 FEET TO THE POINT OF BEGINNING.

Property Address: 112 Terrace Dr, 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
/s/ Jordan Wainstein  
Jordan Wainstein, Esq.  
FBN: 1039538  
File No: 5299.000234  
May 15, 22, 2026 26-00896K

## FIRST INSERTION

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

**53-2025-CC-012154-A000-BA CENTRAL HOMES, LLC, Plaintiff, v. EVELYN MALDONADO; UNKNOWN SPOUSE OF EVELYN MALDONADO; UNKNOWN TENANT I; and UNKNOWN TENANT II, Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure entered by the Court on May 5, 2026, in the County Court, Tenth Judicial Circuit, in and for Polk County, Florida, wherein CENTRAL HOMES, LLC, is the Plaintiff, and Defendant, EVELYN MALDONADO, is the Defendant, in Case No. 53-2025-CC-0012154-A000-BA, the Polk County Clerk of the Court & Comptroller, Stacy M. Butterfield, CPA, will at 10:00 a.m. (EST) on June 9, 2026, offer for sale and sell to the highest bidder for cash at www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, the real property situate and being in Polk County, Florida more particularly described as:

Lot 2, Block 1084, POINCIANA NEIGHBORHOOD 4 VILLAGE 7, a subdivision according to the plat thereof recorded in Plat Book 53, Pages 4 through 18, inclusive, of the Public Records of Polk County, Florida. Commonly known as 304 Grouper Dr., Poinciana, FL 34759 Parcel No. 28-28-02-934710-141020 (the "Property")

Said sale will be made pursuant to and in order to satisfy the terms of said Default Final Judgment of Foreclosure.

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 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: May 11, 2026  
Respectfully submitted,  
/s/ Olivia Garcia  
Olivia Garcia, Esq.  
Florida Bar Number: 1024583  
Primary Email:  
ogarcia@nardellalaw.com  
Secondary Emails:  
snardella@nardellalaw.com  
Nardella & Nardella, PLLC  
135 West Central Blvd., Suite 300  
Orlando, Florida 32801  
Office: (407) 966-2680  
Fax: (407) 966-2681  
ATTORNEY FOR PLAINTIFF

<sup>1</sup> Amended only to correct foreclosure sale start time.  
May 15, 22, 2026 26-00894K

## 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. 2025CA004540A000BA ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. JENNIFER JOY GERMAN, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 16, 2026, and entered in 2025CA004540A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and JENNIFER JOY GERMAN; CLAYTON WAYNE TAYLOR; FLORIDA ENERGY WATER AND AIR, 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 June 01, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST 208.7 FEET OF THE NORTH 208.7 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 31 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS EXISTING ROAD RIGHT-OF-WAY FOR KELLER ROAD.

Property Address: 1115 KELLER RD, FORT MEADE, FL 33841  
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 11 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  
25-353088 - NaP  
May 15, 22, 2026 26-00944K

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA002203A000BA KIAVI FUNDING INC., Plaintiff, vs. BRUDEY PROPERTY GROUP, LLC, a Florida Limited Liability Company; HUBERT M. BRUDEY, an Individual; S.R. PYRAMID LLC; PAUL ROSALNA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order dated May 1, 2026 entered in Civil Case No. 2025CA002203A000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein KIAVI FUNDING INC., Plaintiff and BRUDEY PROPERTY GROUP, LLC, a Florida Limited Liability Company; HUBERT M. BRUDEY, an Individual; S.R. PYRAMID LLC; PAUL ROSALNA are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at www.polk.realforeclose.com beginning at 10:00 AM on June 5, 2026 the following described property as set forth in said Final Judgment, to-wit:

THE EAST 170 FEET OF THE WEST 280 FEET OF THE SOUTH 265 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY FLORIDA, LESS ROAD RIGHT-OF-WAY.

Property Address: 2921 Crutchfield Road, Lakeland, FL 33805  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg  
10360 W State Rd 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
/s/ Jordan Wainstein  
Jordan Wainstein  
FBN: 1039538  
File No: 3843.000222  
May 15, 22, 2026 26-00917K

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-004773**

**LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC AND THE GROVES OF LEGACY PARK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ANDRES FERNANDO DIAZ, individually; UNKNOWN SPOUSE OF ANDRES FERNANDO DIAZ; and ALL UNKNOWN TENANTS/ OWNERS N/K/A ALFREDO IMONIDNI. Defendants.**

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated January 9, 2026, and Order on Motion to Cancel and Reset Foreclosure Sale, dated April 7, 2026, and entered in Case Number: 2024-CA-004773, of the Circuit Court in and for Polk County, Florida, wherein LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC and THE GROVES OF LEGACY PARK HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and ANDRES FERNANDO DIAZ, individually; UNKNOWN SPOUSE OF ANDRES FERNANDO DIAZ; and ALL UNKNOWN TENANTS/OWNERS N/K/A ALFREDO IMONIDNI, are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 9th day of June, 2026 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 855 Brayton

Lane, Davenport, Florida 33897  
Property Description: Lot 313, Legacy Park - Phase Three, according to the map or plat thereof, as recorded in Plat Book 129, Page(s) 10 through 12, inclusive, of the Public Records of Polk County, Florida.

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

/s/ Shelby Pfannerstill  
Florida Bar No.: 0098460  
Arthur Barksdale  
Florida Bar No.: 0040628  
Rebecca Blechman  
Florida Bar No.: 0121474  
Nelson Crespo  
Florida Bar No.: 0121499  
Brian S. Hess  
Florida Bar No.: 0725072  
Helena G. Malchow  
Florida Bar No.: 0968323  
Eryn M. McConnell  
Florida Bar No.: 0018858  
Shelby Pfannerstill  
Florida Bar No.: 1058704  
Toby Snively  
Florida Bar No.: 0125998  
DI MASI | BURTON, P.A.  
801 N. Orange Avenue, Suite 500  
Orlando, Florida 32801  
Ph. (407) 839-3383 Fx. (407) 839-3384  
Service E-Mail:  
JDLaw@Orlando-Law.com  
Attorney for Plaintiff, Association  
May 15, 22, 2026 26-00897K

## 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.: 2025CC008154 LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. SARAH GEORGIA MAE MARTINEZ, et al., Defendant(s).**

Notice is given that pursuant to the Final Judgment of Foreclosure dated April 27, 2026, in Case No.: 2025CC008154 of the County Court in and for Polk County, Florida, wherein LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and SARAH GEORGIA MAE MARTINEZ, 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 261, LAKES AT LAUREL

HIGHLANDS PHASE 1E, according to the plat as recorded in Plat Book 175, Pages 45 through 46, 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 7, 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 15, 22, 2026 26-00895K

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CC007137**

**LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, and HIGHGATE PARK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. VIRGILIO ANTONIO FERNANDEZ TAVAREZ, individually; and ALL UNKNOWN TENANTS/OWNERS N/K/A EVERT TAVAREZ, Defendants.**

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated March 10, 2026, and entered in Case Number: 2025CC007137, of the County Court in and for Polk County, Florida, wherein LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC. and HIGHGATE PARK HOMEOWNERS ASSOCIATION, INC., are the Plaintiffs, and VIRGILIO ANTONIO FERNANDEZ TAVAREZ, individually; and ALL UNKNOWN TENANTS/OWNERS N/K/A EVERT TAVAREZ, are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 9th day of June, 2026 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address:  
351 Bridgewater Drive,  
Davenport, Florida 33897  
Property Description: Lot 223,

HIGHGATE PARK - PHASE TWO, according to the plat thereof in plat Book 130, Page(s) 30, Public Records of Polk County, Florida.

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

/s/ Shelby Pfannerstill  
Florida Bar No.: 0098460  
Brian S. Hess  
Florida Bar No.: 0725072  
Helena G. Malchow  
Florida Bar No.: 0968323  
Eryn M. McConnell  
Florida Bar No.: 0018858  
Rebecca Blechman  
Florida Bar No.: 0121474  
Jennifer Peattie  
Florida Bar No.: 0127602  
Shelby Pfannerstill  
Florida Bar No.: 1058704  
Nelson Crespo  
Florida Bar No.: 0121499  
Arthur Barksdale  
Florida Bar No.: 0040628  
Toby Snively  
Florida Bar No.: 0125998  
DI MASI | BURTON, P.A.  
801 N. Orange Avenue, Suite 500  
Orlando, Florida 32801  
Ph. (407) 839-3383 Fx. (407) 839-3384  
Service E-Mail:  
jdlaw@orlando-law.com  
Attorney for Plaintiff  
May 15, 22, 2026 26-00898K

## --- SALES ---

## FIRST INSERTION

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

**CASE NO. 532024CA003657000000**  
**NATIONSTAR MORTGAGE LLC, Plaintiff, vs.**

**PAIGE RENEE COCHRAN; UNKNOWN SPOUSE OF PAIGE RENEE COCHRAN; RIVERSTONE AT TOWNE PARK PHASES 5 AND 6 HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed March 11, 2026 and entered in Case No. 532024CA003657000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and PAIGE RENEE COCHRAN; UNKNOWN SPOUSE OF PAIGE RENEE COCHRAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; RIVERSTONE AT TOWNE PARK PHASES 5 AND 6 HOMEOWNERS ASSOCIATION, INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on June 9, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 3, RIVER-

STONE PHASE 5 AND 6, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 185, PAGE 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

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

Dated this 12th day of May 2026.

Marc Granger, Esq.  
Bar. No.: 146870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 24-01103 NML  
V6.20190626  
May 15, 22, 2026 26-00948K

## 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. 2024CA001934000000**  
**FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2, Plaintiff, vs.**

**CHARLES M. MCILROY, II AND HEATHER M. MCILROY, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 15, 2025, and entered in 2024CA001934000000 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 LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 is the Plaintiff and CHARLES M. MCILROY, II; HEATHER M. MCILROY; UNKNOWN SPOUSE OF CHARLES M. MCILROY, II N/K/A AUDREY MCILROY; UNKNOWN SPOUSE OF HEATHER M. MCILROY; NAVY FEDERAL CREDIT UNION 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 June 01, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 107 OF UNIT 1 OF PALMORE ESTATES, AN UNRECORDED SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 155 FEET OF

THE SOUTH 955 FEET OF THE WEST 266 FEET OF THE EAST 858 FEET OF THE SW ¼ OF THE NE ¼ OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

Property Address:  
6307 CHAROLAIS,  
LAKE LAND, FL 33810

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 11 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  
23-138744 - EuE  
May 15, 22, 2026 26-00942K

## FIRST INSERTION

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

**CASE NO.: 2024CA004334000000**  
**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR AMRESCO RESIDENTIAL SECURITIES CORPORATION MORTGAGE LOAN TRUST 1997-2, Plaintiff, vs.**

**LINDA L. SCHROEDER A/K/A LINDA J. SCHROEDER A/K/A LINDA SCHROEDER A/K/A LINDA MILLING SCHROEDER; DAVID A. SCHROEDER; UNKNOWN SPOUSE OF DAVID A. SCHROEDER; KEITH A. SCHROEDER; UNKNOWN SPOUSE OF KEITH A. SCHROEDER, Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated March 9, 2026, and entered in Case No. 2024CA004334000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for Amresco Residential Securities Corporation Mortgage Loan Trust 1997-2, is Plaintiff and Linda L. Schroeder a/k/a Linda J. Schroeder a/k/a Linda Schroeder a/k/a Linda Milling Schroeder; David A. Schroeder; Unknown Spouse of David A. Schroeder; Keith A. Schroeder; Unknown Spouse of Keith A. Schroeder, 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 7th day of July, 2026, the following described property as set

forth in said Final Judgment, to wit: LOTS 1 AND 2 OF THE RE-SUBDIVISION OF LOT 8, BLOCK 4, OF COUNTRY CLUB ESTATES, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 2433 Everett Street, Lakeland, Florida 33801 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: 5/8/2026

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: 24-400242  
May 15, 22, 2026 26-00919K

## FIRST INSERTION

**NOTICE OF SALE** IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION

**Case #: 2022CC000609000000**  
**Wells Fargo Bank, N.A. Plaintiff, vs.-**

**Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James David Jones, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Bailey Gabrielle Jones a/k/a Bailey Gabrielle Rose, a minor child; Melinda Kaye Waters a/ka Melinda K. Waters a/k/a Melinda Kaye Cope, as Guardian of Bailey Gabrielle Jones a/k/a Bailey Gabrielle Rose, a minor child; 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. 2022CC000609000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James David Jones, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s) 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 9, 2026, the following described property as set forth in said Final Judgment, to-wit:

PARCEL 1:  
THE WEST 132.0 FEET OF THE EAST 396.0 FEET, LESS THE SOUTH 316.0 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

AND  
PARCEL 2:  
THE NORTHWEST 1/4 OF

THE NORTHWEST 1/4 LESS MAINTAINED RIGHT OF WAY AND LESS THE WEST 450 FEET OF THE NORTH 291 FEET OF THE SOUTH 316 FEET AND LESS LOTS 4 THRU 7 AND 9 AND ONE UNNUMBERED LOT OF AN UNRECORDED SUBDIVISION AND LESS THE EAST 150 FEET OF THE WEST 1250 FEET OF THE NORTH 291 FEET OF THE SOUTH 316 FEET AND LESS CRESCENT RIDGE, AS RECORDED IN PLAT BOOK 77, PAGE 46-47 AND LESS 132 FEET OF THE EAST 396 FEET LESS THE SOUTH 316 FEET, ALL LOCATED IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 2006, MAKE: FLEETWOOD, VIN#: GAF-L534478477AV21 AND VIN#: GAF-L534478477AV21.

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  
20-323101 FCO1 WNI  
May 15, 22, 2026 26-00952K

## FIRST INSERTION

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

**CASE NO.: 2022CA001854**  
**LOANDEPOT.COM, LLC, Plaintiff, v.**

**ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST CRAIG BROOKS, DECEASED, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on December 11, 2025 and entered in Case No. 2022CA001854 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST CRAIG BROOKS, DECEASED, ASSOCIATION OF POINCIANA VILLAGES, INC., AQUA FINANCE, INC., CHIMONE BROOKS, CRAIG BROOKS, CHIMONE BROOKS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CRAIG RANDALL BROOKS, DECEASED, SHARIF BALL, DIMITRI BAXTER, and KARRA ROLLINS, are the Defendants.

The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on June 15, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 127, VILLAGE 3, NEIGHBORHOOD 3, POINCIANA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 19-31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

## TAX ID.:

28-27-24-934010-127050 and commonly known as: 749 DROM-EDARY DR., KISSIMMEE, FL 34759 (the "Property").

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

## IMPORTANT

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

GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Facsimile: (954) 780-5578  
By: /s/ Jimmy K. Edwards, Esq.  
Jason Duggar, Esq.  
FL Bar No.: 83813  
Christophal Hellewell, Esq.  
FL Bar No.: 114230  
Any E. Macias, Esq.  
FL Bar No.: 0458600  
Tara Rosenfeld, Esq.  
FL Bar No.: 59454  
Johanni Fernandez-Marmol, Esq.  
FL Bar No.: 1055042  
Jimmy Edwards, Esq.  
FL Bar No.: 81855  
Rebecca E. Smith, Esq.  
FL Bar No.: 1069865  
Spencer Gollahon, Esq.  
FL Bar No.: 647799  
Paris Roach, Esq.  
FL Bar No.: 1028751  
fcpleadings@ghidottiberger.com  
May 15, 22, 2026 26-00926K

## 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. 2025CA000645000000**  
**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.**

**TERESA BONILLA RODRIGUEZ AND JORGE COLON BONILLA, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 18, 2026, and entered in 2025CA000645000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and TERESA BONILLA RODRIGUEZ; JORGE COLON BONILLA; UNKNOWN SPOUSE OF TERESA BONILLA RODRIGUEZ; UNKNOWN SPOUSE OF JORGE COLON BONILLA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF VETERAN AFFAIRS; SOUTHERN CROSSING HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on June 02, 2026, the following described property as set forth in said Final Judgment, to wit:

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

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

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

## IMPORTANT

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

Dated this 11 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  
25-273942 - RaO  
May 15, 22, 2026 26-00943K

## FIRST INSERTION

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

**CASE NO.: 2025CA002777**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff(s), vs.**

**JOSHUA ALLEN YORK; et al., Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on May 7, 2026 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 11th day of June, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:  
LOT 32, KNIGHT'S LANDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 188, PAGE 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
Property address:

5463 Knights Landing Drive,  
Lakeland, FL 33810

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Respectfully submitted,  
PADGETT LAW GROUP  
STEVEN G. HURLEY, ESQ.  
Florida Bar # 99802  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
attorney@padgettlawgroup.com  
Attorney for Plaintiff  
TDP File No. 25-007887-1  
May 15, 22, 2026 26-00945K

## FIRST INSERTION

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

**CASE NO.: 532025CA004005A000BA**  
**VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs.**

**CHERI ANN SCOTT A/K/A CHERI A. SCOTT; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; DENA MARIE STINGONE A/K/A DENA M. STINGONE; UNKNOWN TENANT Defendant(s).**

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 for POLK COUNTY shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 09 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 1021, OF POINCIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 4-18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
PROPERTY ADDRESS:  
33 HERRING CT,  
KISSIMMEE, FL 34759  
IF YOU ARE A PERSON CLAIM-

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

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

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

Dated this 12 day of May 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  
25-03315  
May 15, 22, 2026 26-00951K

--- SALES ---

FIRST INSERTION

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

**Case No.: 2025CA-003342-A000-BA**  
**GENEVA LANDINGS**  
**HOMEOWNERS ASSOCIATION,**  
**INC., a Florida not-for-profit**  
**corporation,**  
**Plaintiff, vs.**  
**HECTOR FABIAN VAZQUEZ**  
**RUIZ; LIZ NICOLE MOLINA-**  
**PEREZ; SERVICE FINANCE**  
**COMPANY, LLC,**  
**Defendants,**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 10, 2026, entered in Case No. 2025CA-003342-A000-BA of the Circuit Court of the TENTH Judicial Circuit in and for POLK County, Florida, wherein GENEVA LANDINGS HOMEOWNERS ASSOCIATION, INC. is the Plaintiff, and HECTOR FABIAN VAZQUEZ RUIZ, et al., are the Defendants, Clerk of Court STACY M. BUTTERFIELD of POLK County, will sell to the highest and best bidder for cash online via the internet at <https://www.polk.realforeclose.com/> at 10:00 AM, on June 9, 2026, the following described property as set forth in said Final Judgment:

Lot 243, GENEVA LANDINGS PHASE 1, according to the Plat

thereof as recorded in Plat Book 188, Pages 37 through 43, Public Records of Polk County, Florida. Parcel I.D. No: 27-27-09-729510-002430 a/k/a 1544 FLEUR DR

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

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

/s/ Shannon L. Zetrouer  
Shannon L. Zetrouer, Esq.  
Fla. Bar No. 16237  
ZP Legal, PLLC  
5519 Park St N, Unit #370  
St. Petersburg, FL 33709  
Telephone- 727/440-4407  
Primary E-mail:  
szetrouer@zp-legal.com  
Secondary: cos@zp-legal.com  
May 15, 22, 2026 26-00918K

FIRST INSERTION

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

**CASE NO. 532025CA004284A000BA**  
**MIDFIRST BANK**  
**Plaintiff, v.**  
**CRISTINA KATHERINE**  
**MENDOZA VASQUEZ; MARIA**  
**JAIIME; UNKNOWN TENANT**  
**2; UNKNOWN TENANT 1;**  
**GOODLEAP, LLC; UNITED**  
**STATES OF AMERICA,**  
**DEPARTMENT OF HOUSING AND**  
**URBAN DEVELOPMENT**  
**Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 27, 2026, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

LOT (S) 47 AND 48, INWOOD - NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
a/k/a 923 W LAKE CANNON DR NW, WINTER HAVEN, FL 33881-2985

at public sale, to the highest and best bidder, for cash, online at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), on June 09, 2026 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 8th day of May, 2026.  
eXL Legal, PLLC  
Designated Email Address:  
efiling@exllegal.com  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
/s/ Peter E. Lanning  
Peter E. Lanning  
FL Bar: 562221  
100001137  
May 15, 22, 2026 26-00927K

FIRST INSERTION

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

**CASE NO. 2025-CA-002334**  
**BOYD MANAGEMENT, LLC a**  
**Florida limited liability company,**  
**Plaintiff, v.**  
**AXENTRIA CONSULTING**  
**GROUP LLC, a Florida limited**  
**liability company; WATERSONG**  
**HOMEOWNERS ASSOCIATION**  
**INC., a Florida not for profit**  
**corporation;**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 13, 2026, entered in Case No. 2025-CA-002334 of the Circuit Court, in the Tenth Judicial Circuit, in and for Polk County, Florida, wherein BOYD MANAGEMENT LLC, a Florida limited liability company, is the Plaintiff, and AXENTRIA CONSULTING GROUP LLC, a Florida limited liability company, and WATERSONG HOMEOWNERS ASSOCIATION INC., a Florida not for profit corporation, are the Defendants, the office of Stacy M. Butterfield, Clerk of the Circuit Court for Polk County, or their successor, shall sell to the highest and best bidder for cash by electronic sale online at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), on May 26, 2026 beginning at 10:00 AM Eastern Time, the following described property as set forth in said Final Judgment:

Lot 215, Watersong Phase Two, according to the map or plat thereof as recorded in Plat Book 191, Page 2, Public Records of Polk County, Florida. PROPERTY ADDRESS: 1242 Butterfly Orchid Road, Davenport, FL 33837

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

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 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711

Dated April 14, 2026.  
/s/Brice S. Shrader II  
BRICE S. SHRADER II, ESQ.  
Florida Bar No. 0121675  
Acosta, Moore, & Shrader, PLLC  
225 E Robinson St, Ste. 215  
Orlando FL 32801  
Tel.: (407) 644-2531  
Fax: (407) 628-9289  
Service by email:  
BShrader@AMSLawFL.com  
Attorney for Plaintiff  
May 15, 22, 2026 26-00920K

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-005451**  
**FIFTH THIRD BANK,**  
**NATIONAL ASSOCIATION**  
**Plaintiff, vs.**  
**LAND TRUST SERVICE CORP,**  
**AS TRUSTEE OF THE 426**  
**PALERMO STREET DAVENPORT**  
**TRUST, UNKNOWN SUCCESSOR**  
**TRUSTEE OF THE 426 PALERMO**  
**ST DAVENPORT TRUST,**  
**UNKNOWN BENEFICIARIES**  
**OF THE 426 PALERMO ST**  
**DAVENPORT TRUST, et al.**  
**Defendants.**

TO: UNKNOWN SUCCESSOR TRUSTEE OF THE 426 PALERMO ST DAVENPORT TRUST CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 426 PALMERO ST DAVENPORT, FL 33897 UNKNOWN BENEFICIARIES OF THE 426 PALERMO ST DAVENPORT TRUST CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 426 PALMERO ST DAVENPORT, FL 33897

You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida:  
LOT 239, REGAL PALMS AT HIGHLAND RESERVE, PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE(S) 24 AND 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

commonly known as 426 PALERMO

ST. DAVENPORT, FL 33897 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on George Zamora of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before June 15, 2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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: May 06th, 2026.  
CLERK OF THE COURT  
Honorable Stacy M. Butterfield  
255 North Broadway  
Bartow, Florida 33830-9000  
(COURT SEAL) By: /s/ S. Doner  
Deputy Clerk

George Zamora  
Kass Shuler, P.A.,  
plaintiff's attorney,  
P.O. Box 800,  
Tampa, Florida 33601,  
(813) 229-0900  
F078950/2532678/MTS  
May 15, 22, 2026 26-00922K

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. 2025CA002898A000BA**  
**PHH MORTGAGE CORPORATION,**  
**Plaintiff, vs.**  
**LUIS ERNESTO JIMENEZ JR, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 08, 2026, and entered in 2025CA002898A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and LUIS ERNESTO JIMENEZ JR; UNKNOWN SPOUSE OF LUIS ERNESTO JIMENEZ JR; ASTONIA 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](http://www.polk.realforeclose.com), at 10:00 AM, on June 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 302 AS SHOWN ON THE PLAT ENTITLED, "ASTONIA PHASE 2 & 3" RECORDED IN PLAT BOOK 192, PAGES 27 THROUGH 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
Property Address:  
1564 EUCALYPTUS WAY,  
DAVENPORT, FL 33837

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

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

Dated this 12 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  
24-247856 - NaP  
May 15, 22, 2026 26-00950K

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.: 2025CA004874A000BA**  
**PENNYMAC LOAN**  
**SERVICES, LLC**  
**Plaintiff(s), vs.**  
**STEPHANIE BRAZELL;**  
**JENNIFER CLARK; THE**  
**UNKNOWN SPOUSE OF**  
**STEPHANIE BRAZELL THE**  
**UNKNOWN TENANT IN**  
**POSSESSION,**  
**Defendant(s).**

TO: THE UNKNOWN SPOUSE OF STEPHANIE BRAZELL LAST KNOWN ADDRESS: 493 MADISON DRIVE, DAVENPORT, FL 33837 CURRENT ADDRESS: 493 MADISON DRIVE, DAVENPORT, FL 33837 YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows:  
LOT 15, OAKBROOK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGE 47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA  
Property address: 1603 Lawton Lane, Lakeland, FL 33803  
You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is

6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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

Default date: 6/10/26  
DATED this the 4th day of May, 2026.  
Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
BY: /s/ Sebastian Irlanda  
Deputy Clerk

Padgett Law Group  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
attorney@padgettlawgroup.com  
PennyMac Loan Services, LLC vs.  
Stephanie Brazell  
TDP File No. 25-013624-1  
May 15, 22, 2026 26-00921K

FIRST INSERTION

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

**CASE NO.: 2026-CA-001342**  
**LAKEVIEW LOAN**  
**SERVICING, LLC,**  
**Plaintiff, v.**  
**QUEEN KARISMA S.**  
**WASHINGTON, et al.,**  
**Defendants.**

TO: Unknown Personal Representative of Larry Libertore, Jr.  
1444 Ridge Lake Court  
Lakeland FL 33801

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

Lot 4C of COUNTRY RIDGE ADDITION PHASE 2-B, according to the map or plat thereof as recorded in Plat Book 79, Page 47, of the Public Records of Polk County, Florida, being more particularly described as follows: That part of Lot 4 of COUNTRY RIDGE ADDITION PHASE 2-B, as recorded in Plat Book 79, Page 47, of the Public Records of Polk County, Florida.

Described as Follows: Commence at the Eastern-most point of said Lot 4 being the common corner with Lot 5 on the Right-of-Way of Ridge Lake Court and run thence S 56°06'48" W, along said Right-of-Way, 31.42 feet to the Point of Beginning; Continue thence S 56°06'48" W, 16.08 feet; thence N 34°53'18" W, 202.37 feet; thence N 56°06'48" E, 16.08 feet; thence S 34°53'18" E, 202.37 feet to the Point of Be-

ginning. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

Default Date 6-21-26  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 5 day of May, 2026.

Stacy M. Butterfield  
as Clerk of the Circuit Court of  
Polk County, Florida  
(SEAL) By: Antonio Sparrow  
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 15, 22, 2026 26-00931K

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. 2025CA003578A000BA**  
**Freedom Mortgage Corporation**  
**Plaintiff, vs.**  
**Donald T. Gettens, III; Kimberly**  
**Gettens; Lake Eloise Pointe**  
**Homeowners Association, Inc.;**  
**Polk County, Florida; United States**  
**of America on behalf of the Secretary**  
**of Housing and Urban Development**  
**Defendants.**

TO: Donald T. Gettens, III  
Last Known Address: 287 Lake Eloise Pointe Blvd, Winter Haven, FL 33880

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

LOT 19, LAKE ELOISE POINTE, ACCORDING TO THE MAP OR PLAT THERETO, RECORDED IN PLAT BOOK 149, PAGE(S) 27 THROUGH 30, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC, the Plain-

tiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before June 10, 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 May 4, 2026.  
Stacy M. Butterfield  
As Clerk of the Court  
(SEAL) By A. Nieves  
As Deputy Clerk

Julie York, Esquire,  
Brock & Scott, PLLC,  
the Plaintiff's attorney,  
4919 Memorial Hwy, Suite 135,  
Tampa, FL 33634  
File # 25-F02400  
May 15, 22, 2026 26-00932K

FIRST INSERTION

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

**CASE NO.: 2025-CA-004507**  
**U.S. BANK NATIONAL**  
**ASSOCIATION,**  
**Plaintiff, vs.**  
**ROSAYDIL MALDONADO**  
**CINTRON, et al,**  
**Defendant(s).**

To: ROSAYDIL MALDONADO CINTRON  
Last Known Address: 1149 Oakhill St. Lakeland, FL 33815  
Current Address: Unknown

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

LOT 12, BLOCK A, OF MAP OF MOODY & ROBERTS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
A/K/A 1149 OAKHILL ST. LAKELAND, FL 33815

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Alber-


telli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway 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: 6/15/26  
WITNESS my hand and the seal of this court on this 7th day of May, 2026.  
Stacy M. Butterfield  
Clerk of the Circuit Court  
(Court Seal) By: /s/ Sebastian Irlanda  
Deputy Clerk

Albertelli Law  
P.O. Box 23028  
Tampa, FL 33623  
tna - 25-012536  
May 15, 22, 2026 26-00949K



**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/ ACTIONS ---

## FIRST INSERTION

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

**CASE NO. 2024CA003089000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.**

**EMILY REBECCA GONZALEZ A/K/A EMILY GONZALEZ; LUIS REYES; MATTIE POINTE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed April 6, 2026 and entered in Case No. 2024CA003089000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and EMILY REBECCA GONZALEZ A/K/A EMILY GONZALEZ; LUIS REYES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; MATTIE POINTE HOMEOWNER'S ASSOCIATION, INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on June 5, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 107 OF MATTIE POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 185, PAGE(S) 44, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

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

Dated this 12th day of May 2026.

Marc Granger, Esq.

Bar. No.: 146870

Kahane & Associates, P.A.

1619 NW 136th Avenue, Suite D-220

Sunrise, Florida 33323

Telephone: (954) 382-3486

Telefacsimile: (954) 382-5380

Designated service email:

notice@kahaneandassociates.com

File No.: 24-00845 NML

V6.20190626

May 15, 22, 2026

26-00947K

## FIRST INSERTION

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

**CASE NO.: 2026-CA-000031**

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

**ROBERT ALLEN HOGGINS, et al., Defendants.**

TO: Jennifer Lynn Morris

428 Ohio Lane

Poinciana, FL 34759

Jennifer Lynn Morris

3314 Robert Trent Jones Dr., Apt. 4

Orlando, FL 32835

Jennifer Lynn Morris

416 Ohio Way

Kissimmee, FL 34759

Jennifer Lynn Morris

3314 Robert Trent Jones Dr., Unit 410

Orlando, FL 32835

Robert Allen Hoggins

428 Ohio Lane

Poinciana, FL 34759

Robert Allen Hoggins

3314 Robert Trent Jones Dr., Apt. 4

Orlando, FL 32835

Robert Allen Hoggins

416 Ohio Way

Kissimmee, FL 34759

Robert Allen Hoggins

3314 Robert Trent Jones Dr., Unit 410

Orlando, FL 32835

Unknown Spouse of

Jennifer Lynn Morris

428 Ohio Lane

Poinciana, FL 34759

Unknown Spouse of

Jennifer Lynn Morris

3314 Robert Trent Jones Dr., Apt. 4

Orlando, FL 32835

Unknown Spouse of

Jennifer Lynn Morris

416 Ohio Way

Kissimmee, FL 34759

Unknown Spouse of

Jennifer Lynn Morris

3314 Robert Trent Jones Dr., Unit 410

Orlando, FL 32835

Unknown Spouse of

Robert Allen Hoggins

428 Ohio Lane

Poinciana, FL 34759

Unknown Spouse of

Robert Allen Hoggins

3314 Robert Trent Jones Dr., Apt. 4

Orlando, FL 32835

Unknown Spouse of

Robert Allen Hoggins

416 Ohio Way

Kissimmee, FL 34759

Unknown Spouse of

Robert Allen Hoggins

3314 Robert Trent Jones Dr., Unit 410

Orlando, FL 32835

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

Lot 21, Block 1116, POINCIANA, NEIGHBORHOOD 5, VILLAGE 7, according to the plat thereof, recorded in Plat Book 53, Page(s) 19 through 28, of the Public Records of Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

Default date: 6/11/26  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 5th day of May, 2026.

Stacy M. Butterfield  
as Clerk of the Circuit Court of Polk County, Florida  
By: /s/ Sebastian Irlanda  
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 15, 22, 2026

26-00929K

## 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. 532026CA000913A000BA**

**Trust Bank**

**Plaintiff, vs.**

**The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dianna L. Ingram a/k/a Dianna Lee Ingram a/k/a Diana Lee Ingram, Deceased; et al Defendants.**

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dianna L. Ingram a/k/a Dianna Lee Ingram a/k/a Diana Lee Ingram, 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 23, ORANGWOOD COMMUNITY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Julie York, 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 5/15/26, 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 8, 2026.

Stacy M. Butterfield  
As Clerk of the Court  
(SEAL) By Ashley Saunders  
As Deputy Clerk

Julie York, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
4919 Memorial Hwy, Suite 135,  
Tampa, FL 33634  
File # 25-F04307  
May 15, 22, 2026

26-00930K

## FIRST INSERTION

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

**532023CA005560000000**

**THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23, Plaintiff, vs.**

**UNKNOWN HEIRS OF CARRIE ISABELLA WALKER A/K/A CARRIE WALKER A/K/A CARRIE I. WALKER; REBECCA LEE MACK; LESSIE WILSON; CELESTINE HALES; KENNETH FORD; YVONNE FORD; WILLIAM FORD; LOLA MITCHELL; ELNORA GOODMAN; MARIE LEE; DEBRA HENRY; REBECCA MACK, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CARRIE I. WALKER; Defendants**

NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Cancel the May 6, 2026 Foreclosure Sale and Rescheduling the Foreclosure Sale dated May 5, 2026, and entered in Case No. 532023CA005560000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23, is Plaintiff and UNKNOWN HEIRS OF CARRIE ISABELLA WALKER A/K/A CARRIE WALKER A/K/A CARRIE I. WALKER; REBECCA LEE MACK; LESSIE WILSON; CELESTINE HALES; KENNETH FORD; YVONNE FORD; WILLIAM FORD; LOLA MITCHELL; ELNORA GOODMAN; MARIE LEE; DEBRA HENRY; REBECCA MACK, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CARRIE I. WALKER, are defendants. Stacy M. Butterfield, Clerk of Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash Via the Internet at www.polk.realforeclose.com at 10:00 a.m., on the 19TH day of JUNE, 2026, the following described property as set forth in said Final Judgment, to wit:

BEGINNING AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 23 EAST, RUN SOUTH 640 FEET; THEN EAST 160 FEET TO THE POINT OF BEGINNING; RUN EAST, 240 FEET; NORTH 150 FEET; WEST 240 FEET; THEN SOUTH 150 FEET TO THE POINT OF BEGINNING. (THE BEARINGS GIVEN IN THE ABOVE DESCRIPTION ARE BASED ON THE ASSUMPTION THAT

THE BEARINGS OF THE NORTH LINE OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 23 EAST, IS A DUE EAST OR WEST LINE. THE ABOVE DESCRIPTION COVERS LOTS 74 AND 75, OF UNRECORDED FULLER HEIGHTS, AS SHOWN ON I.M.C.C. DRAWING #2327, FILE # 80 B-2), POLK COUNTY, FLORIDA.

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

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

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

Si ou se you moun ki enfim ki bezwen akomodasyon pou w ka patisipen nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte the Office of the CourtAdministrative, 255 N. BroadwayAvenue, Bartow, Florida33830,(863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 11th day of May, 2026  
VAN NESS LAW FIRM, PLC  
1239 E. Newport Center Drive,  
Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL:  
Pleadings@vanlawfirm.com  
/s/ Mark Elia  
Mark C. Elia, Esq.  
Florida Bar #: 695734  
CR18523-23/sap  
May 15, 22, 2026

26-00928K

## 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. 2025CA005099A000BA**

**Freedom Mortgage Corporation**

**Plaintiff, vs.**

**Morgan Droz; Unknown Spouse of Morgan Droz; The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Nancy Elizabeth Orem a/k/a Nancy Orem, Deceased; Rachel Brandi Elizabeth Rose a/k/a Rachel Rose f/k/a Brandi Elizabeth Rose Munton f/k/a Brandi Elizabeth Munton; Rachel Brandi Elizabeth Rose as Personal Representative of the Estate of Nancy Elizabeth Orem a/k/a Nancy Orem; David John Munton a/k/a David Munton; B.M.M. a/k/a B.M., a minor child in the care of his mother and natural guardian, Sylvia Maria Biggerstaff**

**Defendants.**

TO: David John Munton a/k/a David Munton and B.M.M. a/k/a B.M., a minor child in the care of his mother and natural guardian, Sylvia Maria Biggerstaff  
Last Known Address: 1456 Wallace Loop Manor, Winter Haven, FL 33880

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

LOT 1 AND THE NORTH ½ OF LOT 4, BLOCK 13, SUMMERLIN SCHOOL LANDS, ACCORDING TO THE PLAT

THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 25A, AND PLAT BOOK 3, PAGE 15, 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 Matthew Marks, 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 06/05/2026, 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 4/29/2026.  
Stacy M. Butterfield  
As Clerk of the Court  
(SEAL) By Tamika Joiner  
As Deputy Clerk

Matthew Marks, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
4919 Memorial Hwy, Suite 135,  
Tampa, FL 33634  
File # 25-F03551  
May 15, 22, 2026

26-00933K

# SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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**Business Observer**

LV20906\_V19

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LV20906\_V14

**PUBLISH YOUR LEGAL NOTICE**

Email  
legal@businessobserverfl.com

**Business Observer**

LV20906\_V19

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

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2025-CA-004706**

**CLICK N' CLOSE, INC.,  
Plaintiff, v.  
GARNETH O'MEALLY, et al.,  
Defendants.**

TO: Stacy Ann Bonner a/k/a  
Stacy-Ann Bonner  
702 Tartan Loop  
Lake Wales, FL 33853  
Stacy Ann Bonner a/k/a  
Stacy-Ann Bonner  
2853 W. Commercial Blvd., Apt. 335  
Fort Lauderdale, FL 33309  
Stacy Ann Bonner a/k/a  
Stacy-Ann Bonner  
35th St., Apt. 4  
Coral Springs, FL 33065  
Stacy Ann Bonner a/k/a  
Stacy-Ann Bonner  
2855 W. Commercial Blvd., Apt. 352  
Fort Lauderdale, FL 33309  
Stacy Ann Bonner a/k/a  
Stacy-Ann Bonner  
1747 Coral Ridge Dr.  
Coral Springs, FL 33071  
Yvonne Riddell  
702 Tartan Loop  
Lake Wales, FL 33853  
Yvonne Riddell  
1466 Hicks St.  
Bronx, NY 10469  
Yvonne Riddell  
105 Towns Cir.  
Haines City, FL 33844  
Yvonne Riddell  
414 Tamarind Parke Ln.  
Kissimmee, FL 34758  
Unknown Spouse of Yvonne Riddell  
702 Tartan Loop  
Lake Wales, FL 33853  
Unknown Spouse of Yvonne Riddell  
1466 Hicks St.  
Bronx, NY 10469  
Unknown Spouse of Yvonne Riddell  
105 Towns Cir.  
Haines City, FL 33844  
Unknown Spouse of Yvonne Riddell  
414 Tamarind Parke Ln.  
Kissimmee, FL 34758

YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the following described property in Polk County, Florida:

Lot 46 of HIGHLAND POINTE PHASE TWO, a subdivision, according to the map or plat thereof recorded in Plat Book 109, Pages 42 and 43, Public Records of Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 4th day of May, 2026.

Default date: 6/10/26  
Stacy M. Butterfield  
as Clerk of the Circuit Court of  
Polk County, Florida  
(SEAL) By: Sebastian Irlanda  
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 15, 22, 2026 26-00899K

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
**CASE NO. 2026CA000005A000BA**

**MIDFIRST BANK  
Plaintiff, v.  
JOHAN ALEXIS  
CARVAJAL ORTIZ, ET AL.  
Defendants.**

TO: JOHAN ALEXIS  
CARVAJAL ORTIZ,  
Current residence unknown, but whose last known address was:  
2417 WHITE TAIL ST,  
DAVENPORT, FL 33837-9562

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

LOT 14, BLOCK 17, OF DEER RUN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 199, PAGE(S) 37-42 AS AFFECTED BY SCRIVENER'S ERROR AFFIDAVIT RECORDED IN BOOK 12730, PAGE 51, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 6-14-26 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, 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 petition.

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

WITNESS my hand and seal of the Court on this 30 day of April, 2026.

Stacy M. Butterfield  
Clerk of the Circuit Court  
(SEAL) By: Antonio Sparrow  
Deputy Clerk

eXL Legal, PLLC,  
Plaintiff's attorney,  
12425 28th Street North, Suite 200,  
St. Petersburg, FL 33716  
1000011341  
May 15, 22, 2026 26-00903K

## FIRST INSERTION

**NOTICE OF ACTION**  
(formal notice by publication)  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-000564**

**IN RE: ESTATE OF  
MADELINE VICTORIA NICHOLS,  
Deceased.**

TO: UNKNOWN FATHER  
Unknown

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before April 28, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 13th day of March, 2026.

STACY M. BUTTERFIELD  
As Clerk of the Court  
(SEAL) By: /s/ H. Ward  
As Deputy Clerk  
May 15, 22, 29; June 5, 2026  
26-00900K

## FIRST INSERTION

**NOTICE UNDER FICTITIOUS  
NAME LAW PURSUANT TO  
SECTION 865.09,  
FLORIDA STATUTES**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of FLORIDA PET OWNER located at: 1248 GEORGE JENKINS BLVD. STE. D 1 in the city of LAKE LAND, FL 33815 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 11th day of May 2026.

OWNER:  
ODIN FL OR, LLC  
1248 GEORGE JENKINS BLVD.  
STE. D 1  
LAKE LAND, FL 33815  
May 15, 2026 26-00939K

## FIRST INSERTION

**STATE OF FLORIDA  
DEPARTMENT OF  
ENVIRONMENTAL PROTECTION  
NOTICE OF PROPOSED  
AGENCY ACTION**

The Department of Environmental Protection gives Notice of its Intent to issue a solid waste, waste tire processing facility permit to Scrap It In Mulberry located at 4375 Hwy 60, Mulberry, Florida 33860. The Department has assigned File Number(s) 426780-004-WT/02 to this project.

The Department's file on this matter is available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the Department of Environmental Protection, Solid Waste Section, 13051 N Telecom Parkway, Temple Terrace, Florida 33637, phone 813-470-5700. Documents are also available at the following link: [http://appprod.dep.state.fl.us/WWW\\_WACS/REPORTS/SW\\_Facility\\_Docs.asp?wacsid=102981](http://appprod.dep.state.fl.us/WWW_WACS/REPORTS/SW_Facility_Docs.asp?wacsid=102981)

A person whose substantial interests are affected by the above proposed agency action may petition for an administrative determination (hearing) under sections 120.569 and 120.57 of the Florida Statutes. The petition must contain the information set forth below and must be filed (received) in the Department's Office of General Counsel, Marjory Stoneman Douglas Building, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or via electronic correspondence at [Agency\\_Clerk@dep.state.fl.us](mailto:Agency_Clerk@dep.state.fl.us). Petitions filed by any persons other than those entitled to written notice under section 120.60(3) of the Florida Statutes must be filed within 14 days of publication of this notice or receipt of the written notice, whichever occurs first. The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition within the appropriate time

period shall constitute a waiver of that person's right to request an administrative determination (hearing) under sections 120.569 and 120.57 of the Florida Statutes, or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with rule 28-106.205 of the Florida Administrative Code.

A petition that disputes the material facts on which the Department's action is based must contain the following information:

(a) The applicant's name and address, the Department File Number and the county in which the project is proposed;

(b) The name, address, e-mail address, facsimile number, and telephone number of each petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;

(c) A statement of how and when each petitioner received notice of the Department's action or proposed action;

(d) A statement of how each petitioner's substantial interests are or will be affected by the Department's action or proposed action;

(e) A statement of all material facts disputed by petitioner or a statement that there are no disputed material facts;

(f) A statement of the ultimate facts alleged, including a statement of the specific facts which the petitioner contends warrant reversal or modification of the Department's action or proposed action, including an explanation of how the alleged facts relate to the specific

rules or statutes;

(g) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the Department's action or proposed action; and

(h) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wants the Department to take with respect to the Department's action or proposed action.

A petition that does not dispute the material facts on which the Department's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301 of the Florida Administrative Code.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Department's final action may be different from the position taken by it in this notice. Persons whose substantial interests will be affected by any such final decision of the Department have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above

In accordance with Section 120.573, F.S., the Department advises that mediation is not available in this case as an alternative to filing a petition for an administrative determination.

Public participation is solicited without regard to race, color, religion, sex, pregnancy, national origin, age, handicap or marital status. Persons who require special accommodations under the Americans with Disabilities Act (ADA) or persons who require translation services (free of charge) are asked to contact Stacie Taylor at 850-245-2118 or [LEP@FloridaDEP.gov](mailto:LEP@FloridaDEP.gov). If you have a hearing or speech impairment, please contact the agency using the Florida Relay Service, 800-955-8771 (TDD) or 800-955-8770 (voice).

May 15, 2026 26-00953K

## FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name

of Wise Choice Coffee Service located at 3462 Mud Canyon Dr, in the County of Polk, in the City of Davenport, Florida 33837 intends to register the said name with the Division of Corporations of the Florida

Department of State, Tallahassee, Florida.

Dated at Davenport, Florida, this 11th day of May, 2026.

PACDADDY DISTRIBUTORS, LLC  
May 15, 2026 26-00941K

## SUBSEQUENT INSERTIONS

## --- ESTATE / ACTIONS ---

## SECOND 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](mailto:ryan.saboff@familyfirstfirm.com)  
E-Mail:  
[chris.torchia@familyfirstfirm.com](mailto:chris.torchia@familyfirstfirm.com)  
Secondary E-Mail:  
[probate@familyfirstfirm.com](mailto:probate@familyfirstfirm.com)  
May 8, 15, 2026 26-00866K

## 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. 2025CA004045A000BA**  
**Freedom Mortgage Corporation**  
**Plaintiff, vs.**

**Rodney Leon Boyd Jr; Emily A.  
Boyd; United States of America**  
**on behalf of the Secretary of Housing**  
**and Urban Development**  
**Defendants.**

TO: Rodney Leon Boyd  
Last Known Address: 2419 Lakeview  
St., Lakeland, FL 33801

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

ALL OF LOT 1 AND THE EAST 5 FEET OF LOT 2, OF THE RE-SUBDIVISION OF LOT 45, BLOCK 2, AND THE WEST 9 FEET OF LOT 2, OF THE RE-SUBDIVISION OF LOT 46, BLOCK 2, COUNTRY CLUB ESTATES, ACCORDING TO THAT CERTAIN PLAT AS RECORDED IN PLAT BOOK 10, PAGE 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

quire, Brock & Scott, PLLC., the 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 6-14-26, 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 4-30-26.  
Stacy M. Butterfield  
As Clerk of the Court  
(SEAL) By Antonio Sparrow  
As Deputy Clerk

Julie York, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
4919 Memorial Hwy,  
Suite 135,  
Tampa, FL 33634  
File # 25-F02811  
May 15, 22, 2026 26-00902K

## FIRST INSERTION

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

**532026CA001159A000BA**  
**MIDFIRST BANK NA**  
**Plaintiff, v.**

**JAMES BENJAMIN  
GAINAY, ET AL.  
Defendants.**

TO: MAJESTY DOREEN GAINAY,  
Current residence unknown, but whose last known address was:

11917 PASTEUR DR,  
ORLANDO, FL 32826

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

LOT 34, BLOCK 19, RIVERSTONE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 174, PAGE(S) 37 THROUGH 50, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before June 11, 2026 or within thirty (30)

days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, 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 petition.

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

WITNESS my hand and seal of the Court on this 5th day of May, 2026.

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

eXL Legal, PLLC,  
Plaintiff's attorney,  
12425 28th Street North, Suite 200,  
St. Petersburg, FL 33716  
1000010482  
May 15, 22, 2026 26-00901K

## --- SALES / ACTIONS ---

## SECOND INSERTION

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

**CASE NO.: 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

## SECOND INSERTION

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

**CASE NO.: 2024CA004377**  
**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.: 2024CA004377 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

## SECOND INSERTION

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

## 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. 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

## 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. 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](http://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

## SECOND INSERTION

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

**CASE NO.: 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

## 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. 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

## SECOND INSERTION

**NOTICE OF ACTION;  
CONSTRUCTIVE SERVICE -  
PROPERTY  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT OF  
THE STATE OF FLORIDA,  
IN AND FOR POLK COUNTY,  
CIVIL DIVISION**

**CASE NO.: 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

## SECOND 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 Algernon 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](http://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

# Q&A

IV18227\_V13

## 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.



# SAVE TIME

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

IV0077

## PUBLISH YOUR LEGAL NOTICE

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

Business Observer

IV20828\_V7

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

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, 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

FOURTH INSERTION

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

**CASE NO.:**  
**2026 CA-000734-A000-BA**  
**TANIA LUDENA,**  
**Plaintiff, v.**  
**GARY COLLINS, JENNIFER**  
**BRUMBAUGH, APRIL STAMMEN,**  
**UNKNOWN HEIR OF GARY**  
**COLLINS #1, and UNKNOWN**  
**HEIR OF GARY COLLINS #2.**  
**Defendants.**

UNKNOWN HEIR OF  
GARY COLLINS #1,  
Old Tampa Hwy.  
Lakeland, FL 33815  
UNKNOWN HEIR OF  
GARY COLLINS #2  
Old Tampa Hwy.  
Lakeland, FL 33815  
INTRODUCTION

YOU ARE NOTIFIED that an action for Quiet Title has been filed against you in relation to the following properties in Polk County, Florida:

This is an action to quiet title to real property located in Polk County, Florida, more particularly described as:

All interest in Lots 2 and 3 in Block 6 of EDGEWOOD PARK SUBDIVISION, according to the plat thereof recorded in Plat Book 13, Page 2, Public Records of Polk County, Florida.  
Parcel ID:  
23-28-22-093500-006020

and you are required to serve a copy of your written defenses, if any, to it on Eric J. Hall, Esq., the Plaintiff's attorney, who address is 2114 W. Columbus Dr., Tampa, FL 33607, on or before 5-18-26, or within twenty-eight (28) days from the first publication of this Notice of Action, and file the original with the Clerk of this Court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

Date: 4-10-26  
Stacy M. Butterfield, CPA  
As Clerk of the Court & Comptroller  
(SEAL) By: Ashley Saunders  
As Deputy Clerk  
Eric J. Hall, Esq.,  
the Plaintiff's attorney,  
2114 W. Columbus Dr.,  
Tampa, FL 33607  
Apr. 24; May 1, 8, 15, 2026  
26-00795K

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026CP000027A000BA**  
**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 2026CP000027A-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:  
Taniquea C. Reid Wolliston, Attorney  
Florida Bar Number: 92988  
505 Royal Palm Beach Blvd  
Royal Palm Beach, FL 33411  
Telephone: (561) 316-6241  
Fax: (561) 318-4484  
E-Mail: treid@treidlaw.com  
Alt. E-Mail:  
assistant@peelawfirm.com  
May 8, 15, 2026 26-00857K

SECOND INSERTION

**ADVERTISEMENT OF SALE**  
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on 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; Divines, Keshia PURSE, SUITCASES, COTHEs, BOOKS, BAGS Sale is subject to cancellation in the event of settlement between owner and obligated party.  
May 8, 15, 2026 26-00863K

SECOND INSERTION

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

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
The following personal property of David Gurges 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

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.:**  
**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

SECOND 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 following 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, Lakeland, FL 33803

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 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 Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 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

SECOND INSERTION

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

**File No.**  
**53-2025-CP-000354-0000-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  
Straughtn & 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

SECOND 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, #C-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

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

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

**Business Observer**

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legal@businessobserverfl.com  
Deadline Wednesday at noon  
Friday Publication

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PINELLAS • POLK • LEE  
COLLIER • CHARLOTTE

**Business Observer**

## --- ESTATE / ACTIONS ---

## 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. 2026CA000938A000BA  
TD Bank, N.A.  
Plaintiff, vs.  
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Danny R. Perkins a/k/a Danny Ray Perkins, Deceased; Cory Dale Perkins a/k/a Cory D. Perkins  
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of 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 SUBDIVISION, 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

## SECOND 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

## 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. 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

## SECOND 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 PEASE; 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 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

## SECOND 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.

## 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-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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND INSERTION

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

Business Observer

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA... 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 DEVISEES 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 DEFENDANTS LAST KNOWN ADDRESS: UNKNOWN CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED THAT A CIVIL ACTION HAS BEEN FILED AGAINST YOU IN THE CIRCUIT COURT OF POLK COUNTY, FLORIDA, TO FORECLOSE CERTAIN REAL PROPERTY DESCRIBED AS FOLLOWS: LOT 43 IN BLOCK C OF PARKLAND ADDITION, LAKELAND, FLORIDA, ACCORDING TO THE PLAT

THEREOF RECORDED IN PLAT BOOK 9, PAGE 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE SOUTH 6 FEET THEREOF. Property address: 1015 West 10th Street, Lakeland, FL 33805 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. default date: 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

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 COUN-

TY, 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: fmail@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

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: fmail@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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA003897000000 NORTHPOINTE BANK, Plaintiff, vs. EDWIN M. ANDERSON; THOMAS E. ANDERSON; JANET E. ANDERSON A/K/A JAN ANDERSON; MICHELLE ANDERSON; SUNSHINE PROPERTY CONNECTION LLC; WATER RIDGE HOMEOWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN THAT SALE will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on 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,

GRANTEEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on 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

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 TAROLYN MCMATH; RODNEY EUGENE MCMATH A/K/A RODNEY E. MCMATH A/K/A RODNEY 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: fmail@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

SECOND 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 UNKNOWN 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 ACTION TO FORECLOSE A MORTGAGE ON THE FOLLOWING REAL PROPERTY IN POLK COUNTY, FLORIDA: Seville Unit No. 409 of ORCHID SPRINGS VILLAGE NO. 200, a Condominium according to The Declaration of Condominium 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 written 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 disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Default Date 5/29/2026 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

SECOND 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

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2024CA000129000000 DIVISION: 8 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). 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

ment, 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

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 Devisee 1 of the Estate of Jane M. McIntyre Last known address: Unknown Unknown Heir, Beneficiary, and Devisee 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., according 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.

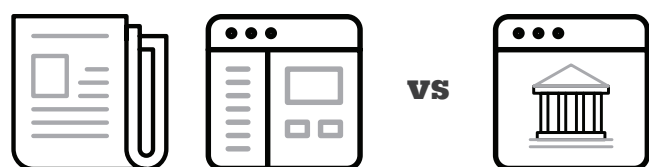
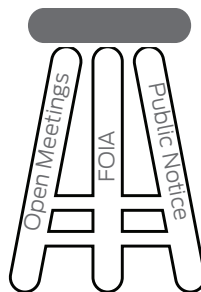
Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this day of 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

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.

W08237\_V12

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

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

**Publishing notices on the internet is neither cheap nor free**

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



## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

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For legal notice listings go to: [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)