Public Notices

Business Observer

PAGES 17-28

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** SEPTEMBER 4 - SEPTEMBER 10, 2026

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2026-CP-002602-A000-BA
IN RE: ESTATE OF
LAKSHMI DEVI
TAKKALLAPALLI,
AKA LAKSHMI TAKKALLAPELLI
Deceased.

The administration of the estate of Lakshmi Devi Takkallapalli, aka Lakshmi Takkallapelli, deceased, whose date of death was July 22, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Magnolia 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 September 4, 2026.

Personal Representative:
Praveen R. Thakkelapally,
aka Praveen R. Takkallapalli
15 Cottonwood Court
Plainsboro, New Jersey 08536

Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughnturner.com
Secondary E-Mail:
ahall@straughnturner.com
September 4, 11, 2026 26-01832K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COUR FOR
POLK COUNTY FLORIDA
PROBATE DIVISION
Case No. 2026CP002397A000BA
Division: Probate
IN RE: ESTATE OF
CLIFFORD ELLSWORTH
CHILCOTT
Deceased.

The administration of the estate of Clifford Ellsworth Chilcott, deceased, whose date of death was April 7, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 4, 2026.

Personal Representative:
Lori Chilcott
4843 Rustic Palm Drive
Mulberry, FL 33860

Attorney for Personal Representative:
Carl A. Feddeler, IV
Florida Bar No. 1022506
Daniel Medina, B.C.S.
Florida Bar No. 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: chaz@medinapa.com;
dan@medinapa.com
Secondary E-Mail:
sam@medinapa.com
September 4, 11, 2026 26-01847K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 26CP-2468
Division Probate
IN RE: ESTATE OF
BARBARA J. POLLANDER
Deceased.

The administration of the estate of Barbara J. Pollander, deceased, whose date of death was May 27, 2026, 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 representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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 September 4, 2026

Personal Representatives:
/s/ Lisa Gibson
Lisa Gibson
419 South Madison Avenue
Watkins Glen, New York 14891
/s/ Kimberly Butler
Kimberly Butler
13 Fleetwood Drive
Somerville, New Jersey 08876

Attorney for Personal Representatives:
/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
September 4, 11, 2026 26-01842K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TENTH JUDICIAL
CIRCUIT, IN AND FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2026-CP-002489
Division 14
IN RE: ESTATE OF
HUNTER LEE WRIGHT,
Deceased.

The administration of the estate of HUNTER LEE WRIGHT, deceased, whose date of death was MARCH 24, 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 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: September 4, 2026.

RHONDA GIBSON
Personal Representative
961 Marci Dr
Lake Wales, FL 33853

MATTHEW MCCONNELL, 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
September 4, 11, 2026 26-01836K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP002433A000BA
IN RE: ESTATE OF
PHYLLIS DIANE ELLINGTON,
Deceased.

The administration of the estate of PHYLLIS DIANE ELLINGTON, Deceased, whose date of death was December 21, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 4, 2026.

CHRISTINA ELLINGTON,
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:
Jennifer@srblawyers.com
September 4, 11, 2026 26-01837K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP002536
Division Probate
IN RE: ESTATE OF
KATHLEEN JOYCE GLASCOTT
A/K/A KATHLEEN J. GLASCOTT
Deceased.

The administration of the Estate of Kathleen Joyce Glascott a/k/a Kathleen J. Glascott, deceased, whose date of death was June 2, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Clerk of Court, 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 September 4, 2026.

Personal Representative:
Brenda M. Glascott
8436 SE Washington St.
Portland, OR 97216

Attorney for Personal Representative:
Daniel S. Henderson, Esq.
E-Mail Addresses:
Dan@hendersonsachs.com
michael@hendersonsachs.com
Florida Bar No. 725021
Henderson Sachs PA
8240 Exchange Drive Ste. C6
Orlando, FL 32809
Telephone: 4078502500
September 4, 11, 2026 26-01833K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 26CP-2627
IN RE: ESTATE OF
Donald Fisher
deceased.

The administration of the estate of Donald Fisher, deceased, Case Number 26CP-2627, 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 Sept 4, 2026.

/s/ Mark Bradley Fisher
Personal Representative
Address: 2484 Tahoe Drive,
Lakeland, FL 33805

/s/ MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue Address:
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
September 4, 11, 2026 26-01838K

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 Tomodachi Vacation Homes located at 160 Primrose Dr in the City of Davenport, Polk, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of August, 2026
Tomodati LLC
September 4, 2026 26-01843K

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 Ransom Merch Co located at 2310 york pl in the City of Lakeland, Polk, FL 33810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of August, 2026
Alana Kirk
September 4, 2026 26-01844K

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 Mobile Auto AC Service located at 771 Citrus Isle Drive in the City of Davenport, Polk, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of August, 2026
VIVA TRANS LLC
Stepan Matveev
September 4, 2026 26-01849K

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 Alchemy of Manifestations LLC located at 8335 N Socrum Loop Rd in the City of Lakeland, Polk, FL 33809 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of August, 2026
Joshua Kowalski
September 4, 2026 26-01848K

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 RJD Systems located at 2161 CR-540A in the City of Lakeland, Polk, FL 33813 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of August, 2026
R.J.D. Capital Ventures LLC
Jason Gieniewski
September 4, 2026 26-01850K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2026CP002235A000BA
DIVISION: 14
IN RE: ESTATE OF
KENNETH E. FAVREAU, SR,
Deceased.

The administration of the Estate of Kenneth E. Favreau, Sr, deceased, whose date of death was April 6, 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 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 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 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 written demand must be filed with the Clerk.

The date of first publication of this notice is September 4, 2026.

Personal Representative:
Kenneth E. Favreau, Jr.
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601

Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
E-Mail: LMURALT@BJA-Law.com
September 4, 11, 2026 26-01853K

FIRST INSERTION

PUBLIC NOTICE

The Florida Department of Transportation will be negotiating the sale of surplus property located at S.R. 563, on Dosseywood Lane – in unincorporated Polk County, with a Lakeland Florida address. The parcel contains approximately 8,265.53 sf.

September 4, 2026 26-01859K

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

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 532026CA002437A000BA
MIDFIRST BANK
Plaintiff, v.
LYN ALLISON RATTIGAN A/K/A LYN RATTIGAN, ET AL.
Defendants.

TO: LYN ALLISON RATTIGAN A/K/A LYN RATTIGAN,
Current residence unknown, but whose last known address was:
1436 EAGLE CREST BLVD, WINTER HAVEN, FL 33881-3234
TO: XAVIER THOMPSON A/K/A XAVIER MARK HASANI THOMPSON,
Current residence unknown, but whose last known address was:
1436 EAGLE CREST BLVD, WINTER HAVEN, FL 33881-3234

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

LOT 239, EAGLE CREST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 20, 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 Sept 28, 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 6 day of August, 2026.

Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: Marlene Ruiz
Deputy Clerk

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000008913
September 4, 11, 2026 26-01868K

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 Spanyard´s located at 608 Ingrahan Avenue 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 31st day of August, 2026
Ximena Hernandez
September 4, 2026 26-01863K

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: Rothman Orthopaedics AdventHealth Medical Group at Winter Haven, Located at: 500 East Central Avenue, 2nd Floor, Winter Haven, FL 33880 intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to the provisions of the Fictitious Name Act, Chapter 865.09, Florida Statutes.

The party interested in said business is:
Florida Hospital Medical Group, Inc.
Winter Haven, Polk County, Florida
September 4, 2026 26-01864K

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 Broomberry Co. located at 5070 Menlo Parke Way in the City of Lakeland, Polk, FL 33805 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of September, 2026
Alina Iturriaga
Alina Patricia Iturriaga
September 4, 2026 26-01865K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 53-2026-CP-002670-A000-BA
IN RE: ESTATE OF KENNETH DELMORE HOPKINS JR., AKA KENNETH D. HOPKINS
Deceased.

The administration of the estate of Kenneth Delmore Hopkins Jr., aka Kenneth D. Hopkins, deceased, whose date of death was July 30, 2026, 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 September 4, 2026.

Personal Representative:
Kevin D. Hopkins
397 Tennis Lane
Winter Haven, Florida 33881
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughnturner.com
Secondary E-Mail:
ahall@straughnturner.com
September 4, 11, 2026 26-01856K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 53-2026-CP-002573-A000-BA
Division 14
IN RE: ESTATE OF JONNYE JEAN DAWSON
Deceased.

The administration of the estate of Jonnye Jean Dawson, deceased, whose date of death was April 21, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 4, 2026.

Personal Representative:
Patricia D. Gooden
4406 W. Anita Boulevard
Tampa, Florida 33611
Attorney for Personal Representative:
L. Caleb Wilson, Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
September 4, 11, 2026 26-01855K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
PROBATE FILE NO. 2026CP-002611A000BA
IN RE: Estate of WILLIAM P. FORD, JR.,
Deceased.

The administration of the estate of William P. Ford, Jr., deceased, whose date of death was July 15, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative s attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent s death by the decedent or the decedent s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOT WITHSTANDING 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 September 4, 2026.

Personal Representative:
Nicole Agosto
100 Adams Rd.
Auburndale, FL 33823
Attorney for Personal Representative:
/s/ William J. Twyford
William J. Twyford, Esquire
Florida Bar No. 0782505
Twyford Law, LLC
Post Office Box 411
Winter Haven, Florida 33882
Tel: (863) 585-5283
e-mail: wjt@Twyfordlawllc.com
September 4, 11, 2026 26-01857K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of LINDA VICKERY BOYD and JEAN BERNADINE BECKER will, on September 16, 2026, at 10:00 a.m., at 62 Temple Circle, Lot #62, Winter Haven, Polk County, Florida 33884; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1969 SKYL MOBILE HOME, VIN: SF4046C, TITLE NO.: 0003784339
and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#31021-428)
September 4, 11, 2026 26-01861K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CA004222A000BA
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff, v.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF WILLIAM J. CRANE A/K/A WILLIAM JAMES CRANE, DECEASED; DEIRDRE LYNN SMITH A/K/A DEIRDRE LYNN POWER, AS POTENTIAL HEIR OF WILLIAM J. CRANE A/K/A WILLIAM JAMES CRANE; THOMAS CRANE, AS TRUSTEE OF THE WILLIAM J. CRANE REVOCABLE TRUST DATED MARCH 21, 2012; SUSAN CRANE, AS TRUSTEE OF THE WILLIAM J. CRANE REVOCABLE TRUST DATED MARCH 21, 2012; ROSA VELEZ, AS POTENTIAL BENEFICIARY OF THE WILLIAM J. CRANE REVOCABLE TRUST DATED MARCH 21, 2012; JERRY JOHNSON, AS POTENTIAL BENEFICIARY OF THE WILLIAM J. CRANE REVOCABLE TRUST DATED MARCH 21, 2012; EUGENIA JOHNSON, AS POTENTIAL BENEFICIARY OF THE WILLIAM J. CRANE REVOCABLE TRUST DATED MARCH 21, 2012; JOHN CRANE, AS POTENTIAL BENEFICIARY OF THE WILLIAM J. CRANE REVOCABLE TRUST DATED MARCH 21, 2012; THOMAS CRANE, AS POTENTIAL BENEFICIARY OF THE WILLIAM J. CRANE REVOCABLE TRUST DATED MARCH 21, 2012; SUSAN CRANE, AS POTENTIAL BENEFICIARY OF THE WILLIAM J. CRANE REVOCABLE TRUST DATED MARCH 21, 2012; AMERICAN EXPRESS NATIONAL BANK; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an In Rem Final Judgment of Foreclosure dated August 24, 2026 entered in Civil Case No. 2025CA004222A000BA in the Circuit Court of the Tenth 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 JOHN CRANE, AS POTENTIAL BENEFICIARY OF THE WILLIAM J. CRANE REVOCABLE TRUST DATED MARTHC 21, 2012; ROAS VELEZ, AS POTENTIAL BENEFICIARY OF THE WILLIAM J. CRANE REVOCABLE TRUST DATED MARTHC 21, 2012; JERRY JOHNSON, AS POTENTIAL BENEFICIARY OF THE WILLIAM J. CRANE REVOCABLE TRUST DATED MARTHC 21, 2012; EUGENIA JOHNSON, AS POTENTIAL BENEFICIARY OF THE WILLIAM J. CRANE REVOCABLE TRUST DATED MARTHC 21, 2012; AMERICA EXPRESS NATIONAL BANK; UNKNOWN TENANT #1 NKA ASHLEE ASHLEY; UNKNOWN TENANT #2 NKA JOHN ASHLEY; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF WILLIAM J. CRANE A/K/A WILLIAM JAMES CRANE, DECEASED; DEIRDRE LYNN SMITH A/K/A DEIRDRE LYNN POWER, AS POTENTIAL HEIR OF WILLIAM J. CRANE A/K/A WILLIAM JAMES CRAN, are defendants, Stacy M. Butterfiled, PCA, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 A.M. on October 8, 2026 the following described property as set forth in said In Rem Final Judgment of Foreclosure, to-wit:.

LOT 1-UNIT NO. 4 OF THE UNRECORDED PLAT OF PLEASANT ACRES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, RUN SOUTH 00 DEGREE 36 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 33.0 FEET, RUN THENCE SOUTH 89 DEGREES 21 MINUTES EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 33.0 FEET TO THE POINT OF BEGINNING, CONTINUE SOUTH 89 DEGREES 21 MINUTES EAST 100.0 FEET, THENCE RUN SOUTH 00 DEGREES 36 MINUTES 30 SECONDS WEST, 120.0 FEET, RUN THENCE NORTH 89 DEGREES 21 MINUTES WEST, 100.0 FEET, RUN THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS EAST, 120.0 FEET, TO THE POINT OF BEGINNING.
Property Address:
6730 Rocky Point Rd,
Lake Wales, FL 33898

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:
ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 5299.000269
September 4, 11, 2026 26-01852K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP003015A000BA
Division Probate
IN RE: ESTATE OF DURRELL ENSIGN IRVIN a/a/ DURRELL BABCOCK IRVIN
Deceased.

The administration of the estate of Durrell Ensign Irvin, deceased, whose date of death was August 15, 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, 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 September 4, 2026.

Personal Representative:
James K. Irvin
2832 SW 46 Terrace
Cape Coral, Florida 33914
Attorney for Personal Representative:
Abagail M. Lyons, Esq., Attorney
Florida Bar Number: 1040206
Lyons & Lyons, PA.
27911 Crown Lake Boulevard Ste 201
Bonita Springs, FL 34135
Telephone: (239) 948-1823
Fax: (239) 948-1826
E-Mail: abby.lyons@lyons-law.com
September 4, 11, 2026 26-01858K

FIRST INSERTION

AMENDED
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026-CP-1637
IN RE: ESTATE OF LYNN RUTH BURNS
Deceased.

The administration of the estate LYNN RUTH BURNS, deceased, whose date of death was August 12, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice: September 4, 2026

Personal Representative
HEATHER L. MOORE
6120 73rd Ave E,
Palmetto, FL 34221
Attorney for Personal Representative
JULIE LANDRIGAN BALL, ESQUIRE
Florida Bar No.: 0768731
1905 Bartow Road
Lakeland, Florida 33801
Telephone: 863-688-5200
Facsimile: 863-686-0777
Primary Email:
service@hardinpalaw.com
September 4, 11, 2026 26-01854K

FIRST INSERTION

CLEAR SPRINGS STEWARDSHIP DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Clear Springs Stewardship District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: September 25, 2026
TIME: 1:00 PM
LOCATION: 6105 Spirit Lake Road
Winter Haven, Florida 33880

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above 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, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 5174-0010 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://clearspringsstewardshipdistrict.com.

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/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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.

District Manager
September 4, 11, 2026 26-01860K

--- PUBLIC SALES ---

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 Educational Services Florida located at 304 E Pine st. 5040 in the City of Lakeland, Polk, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of August, 2026

Inlight Power Solutions LLC

Inlight Power Slutions

September 4, 2026 26-01866K

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 BARTOW CENTER located at 2055 E GEORGIA ST in the City of BARTOW, Polk, FL 33830 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of September, 2026

SS Polk I Community HC, LLC

September 4, 2026 26-01873K

FIRST INSERTION

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

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold their regular meeting on Wednesday, September 16, 2026, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jane Gaarlandt

District Manager

September 4, 2026 26-01867K

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 WINTER HAVEN HEALTH AND REHABILITATION CENTER located at 202 AVENUE O NE in the City of WINTER HAVEN, Polk, FL 33881 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of September, 2026

SS Polk IV Community HC, LLC

September 4, 2026 26-01870K

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 LAKELAND HILLS CENTER located at 610 E BELLA VISTA ST in the City of LAKELAND, Polk, FL 33805 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of September, 2026

SS Polk III Community HC, LLC

September 4, 2026 26-01871K

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 GROVES CENTER located at 512 S 11TH ST in the City of LAKE WALES, Polk, FL 33853 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of September, 2026

SS Polk II Community HC, LLC

September 4, 2026 26-01872K

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

Q&A

Q What is a public notice?

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

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

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Q Are there different types of legal notices?

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

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

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

Q Who benefits from legal notices?

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

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

Q How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice email: legal@businessobserverfl.com

LV18237_V28

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 2025CA004070A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ANGEL L. VARGAS CRESPO, et. al.,
Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on June 26, 2026 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on September 24, 2026 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

LOT 2, GLENWOOD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 33, PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property Address:
602 Dixon Street East,
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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED

AMERICANS WITH DISABILITIES ACT

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

Dated: August 26, 2026
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff
Matter # FL-008633-25 –
Case # 2025CA004070A000BA
September 4, 11, 2026 26-01823K

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2024-CA-002051
WELLS FARGO BANK, N.A.,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, THEODORE H. BERGEMANN AKA THEODORE HOWARD BERGEMANN AKA THEODORE BERGEMANN, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 6, 2026, and entered in Case No. 2024-CA-002051 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Theodore H. Bergemann aka Theodore Howard Bergemann aka Theodore Bergemann, deceased, Eric Bergemann, Todd Bergemann, Paul Bergemann, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Sandra L. Bergemann aka Sandra Lynn Bergemann, deceased, Raven Gaea Garcia, Rico Garcia, Oberon Garcia, a minor child ,Archer Garcia, a minor child ,Anasazi Garcia, a minor child ,Tanama Garcia, a minor child ,Walela Garcia, a minor child ,Sandra L. Bergemann aka Sandra Lynn Bergemann, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the September 22, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

BEGIN AT THE NORTHWEST CORNER OF LOT 2 IN BLOCK 29, OF LAKE ALFRED, FLORIDA, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 61, THENCE RUN SOUTH 118.7 FEET, THENCE EAST 108.7 FEET, THENCE NORTH 118.7 FEET, THENCE RUN WEST 108.7 FEET TO THE POINT OF BEGINNING.
A/K/A 110 S WINONA AVE LAKE AFLRED FL 33850

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

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

Dated this 21 day of August, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Robyn Sherer
Florida Bar #1030716
Robyn Sherer, Esq.
IN/24-007104
September 4, 11, 2026 26-01834K

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. 2026CA000543A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
TREVOR RYAN RAY; UNKNOWN SPOUSE OF TREVOR RYAN RAY; NATASHA RAY; UNKNOWN SPOUSE OF NATASHA RAY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 28, 2026 and entered in Case No. 2026CA000543A000BA, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and TREVOR RYAN RAY; UNKNOWN SPOUSE OF TREVOR RYAN RAY; NATASHA RAY; UNKNOWN SPOUSE OF NATASHA RAY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; 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 29th day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST 115 FEET OF THE WEST 200 FEET OF THE EAST 300 FEET OF THE SOUTH 425 FEET OF THE SE 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 25 FEET FOR ROAD RIGHT OF WAY.

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 31st day of August 2026.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-01866 MTB
V6.20190626
September 4, 11, 2026 26-01851K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025CA005069A000BA
PENNYMAC LOAN SERVICES, LLC
Plaintiff(s), vs.
YAMIL E. DIAZ; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 13, 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 29th day of September, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 25 AS SHOWN ON THE PLAT ENTITLED "MAGNOLIA PARK PHASE 1 & 2" RECORDED IN PLAT BOOK 184, PAGES 1 THROUGH 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property address: 137 Piave Street, Haines City, FL 33844

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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. 25-014319-1
September 4, 11, 2026 26-01821K

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. 2025CA002982A000BA
Freedom Mortgage Corporation,
Plaintiff, vs.
Mikheili Kupatadze, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA002982A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Mikheili Kupatadze; Melba Kupatadze 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 10:00AM on the 6th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 67, HIGHLAND GROVES SUBDIVISION (UNRECORDED) AS PER THE MAP THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1711, PAGE 1989, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AND MORE PARTICULARLY DESCRIBED AS: THE EAST 140 FEET OF THE WEST 485 FEET OF THE NORTH 100 FEET OF THE SOUTH 590 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 23 EAST. SUBJECT TO A 7.50 FOOT UTILITY EASEMENT ALONG THE WEST SIDE THEREOF.
TAX ID:
23-27-16-000000-032270

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 26th day of August, 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-F01905
September 4, 11, 2026 26-01822K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2026CA003204A000BA
LAKEVIEW LOAN SERVICING, LLC.,
Plaintiff, vs.
MARY F HALE, et al.,
Defendant.

To: UNKNOWN SPOUSE OF MARY F HALE
108 SHELL RD,
WINTER HAVEN, FL 33880

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

STARTING AT THE NE CORNER OF LOT 20 OF WAHNETA FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 82A AND 82B, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH, ALONG THE EAST BOUNDARY OF SAID LOT 20, SAME ALSO BEING THE EAST BOUNDARY OF SECTION 5, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, 533.66 FEET; THENCE SOUTH 42°05'30" WEST, PARALLEL WITH AND 20 FEET NORTHWESTERLY FROM THE CENTERLINE OF SHELL ROAD, 57.07 FEET FOR THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 42°05'30" WEST, PARALLEL WITH SAID CENTERLINE, 119.21 FEET; THENCE SOUTH 45°59'58" WEST, PARALLEL WITH SAID CENTERLINE 95.00 FEET; THENCE NORTH 44°39'39" WEST, 105.00 FEET; THENCE NORTH 45°36'50" EAST, 111.65 FEET; THENCE NORTH 89°19'35" EAST, 142.27 FEET TO SAID POINT OF BEGINNING;
TOGETHER WITH 1986 HOMES OF MERIT MOBILE HOME, VIN#CM360FK19578A&B, TITLE #43369143 & #43359207

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 10/06/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 18th day of August, 2026.
STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: V. Farrer
Deputy Clerk
MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-22287FL
September 4, 11, 2026 26-01831K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025CA004016A000BA
NEW AMERICAN FUNDING, LLC
Plaintiff(s), vs.
ANGEL LUIS COLON; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 13, 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 29th day of September, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 5 OF UNRECORDED DUNDEE ESTATES, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, THENCE RUN ON AN ASSUMED BEARING OF WEST ALONG THE SOUTH LINE OF SAID SECTION, 224.32 FEET; THENCE ON A BEARING OF NORTH 16.40 FEET TO THE NORTH RIGHT-OF-WAY OF FREDERICK AVENUE AND THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY, PARALLEL TO SAID SOUTH SECTION LINE, 86.34 FEET; THENCE NORTH 126.20 FEET; THENCE EAST 86.34 FEET; THENCE SOUTH 126.20 FEET TO THE POINT OF BEGINNING. NOW KNOWN AS LOT 5 OF DUNDEE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGES 11 AND 12, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property address:
707 East Frederick Avenue,
Dundee, FL 33838

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

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

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. 25-011322-1
September 4, 11, 2026 26-01820K

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-004232
SOLANA HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, v.
JUAN GALVAN, UNKNOWN TENANT #1, AND UNKNOWN TENANT #2,
Defendants.

TO: JUAN GALVAN
143 CORDOVA AVENUE
DAVENPORT, FL 33897
JUAN GALVAN
3524 95 th STREET, APT. E4
JACKSON HEIGHTS, NY 11372

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on October 14, 2025, in Official Records Instrument #: 2025241216, in the Public Records of Polk County, on the following property located in Polk County, Florida.

ADDRESS: 143 Cordova Ave., Davenport, FL 33897
LEGAL: Lot 104, Solana, according to map or plat thereof as recorded in Plat Book 129, Pages 13-18, inclusive, of the Public Records of Polk County, Florida.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before Oct 12, 2026, and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:

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

DATED this 24 of August, 2026.
Stacy M. Butterfield
Clerk of the Court
(SEAL) by: Marlene Rios
Brenton J. Ross, Esq.
5550 W. Executive Drive, Suite 250
Tampa, FL 33609
September 4, 11, 2026 26-01830K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
Case #: 532025CA002384A000BA
HSBC BANK USA, N.A.,
Plaintiff, vs.
LEI ZHU; WINDSOR ISLAND RESORT HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 13, 2026, and entered in Case No. 532025CA002384A000BA of the Circuit Court in and for Polk County, Florida, wherein HSBC BANK USA, N.A. is Plaintiff and LEI ZHU; WINDSOR ISLAND RESORT HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on September 17, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit:

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

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

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

DATED August 26, 2026.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
6180-212828 / GS1
September 4, 11, 2026 26-01819K

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-003568
CHARTERED CAPITAL HOLDINGS, LLC,
Plaintiff, v.
JORGE VASQUEZ A/K/A JORGE E. VASQUEZ; BANI VARONA; POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,
Defendants.
TO: JORGE VASQUEZ A/K/A JORGE E. VASQUEZ; BANI VARONA; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

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

Lot 3, Alturas Babson Park, a subdivision according to the plat thereof recorded in Plat Book 207, Pages 46 and 47, of the Public Records of Polk County, Florida.
Parcel ID Number: 26-30-22-695320-000030
Property Address: 8470 Alturas Babson Park Cutoff Road, Bartow, Florida 33830

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before October 19, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

DATE: August 24, 2026
STACY M. BUTTERFIELD
Clerk of the Circuit Court
By: Lynnette Burtke, Deputy Clerk
Gregory A. Sanoba, Esquire,
422 South Florida Avenue,
Lakeland, Florida 33801
September 4, 11, 2026 26-01840K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL DIVISION
Case No. 2023CA006434000000
RAILROAD & INDUSTRIAL FEDERAL CREDIT UNION n/k/a TRAX FEDERAL CREDIT UNION
Plaintiff, vs.
DEREK F. MENCHAN a/k/a DEREK MENCHAN; UNKNOWN SPOUSE OF DEREK F. MENCHAN A/K/A DEREK MENCHAN, UNKNOWN TENANT 1; UNKNOWN TENANT 2, AND UNKNOWN TENANTS/OWNERS,
Defendants.

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

LOT 30, EULA VISTA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

and commonly known as: 550 SEARS AVE NE, WINTER HAVEN, FL 33881; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on October 26, 2026 the highest bidder for cash after giving notice as required by Section 45.031 F.S.

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

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: August 28, 2026
By:/s/ George Zamora
George Zamora
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
September 4, 11, 2026 26-01845K

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.: 2026CA001248A000BA
ONSLOW BAY FINANCIAL , LLC
Plaintiff(s), vs.
INXS X LLC; CITY OF LAKELAND, A FLORIDA MUNICIPAL CORPORATION; EDWARD W MILLS JR; CHURCHILL FUNDING I LLC; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).
TO: EDWARD W MILLS JR
LAST KNOWN ADDRESS: 4048 AULT AVENUE ODESSA, FL 33556
CURRENT ADDRESS: 4048 AULT AVENUE ODESSA, FL 33556

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 145, THE MEADOWS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGE 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.PROPERTY ADDRESS IS COMMONLY KNOWN AS: 3813 BENT TREE LOOP E., LAKELAND, FL 33813..
Property address:
3813 Bent Tree Loop East,
Lakeland, FL 33813

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.

DATED this the 13th day of August, 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: M. Pullo
Deputy Clerk
Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-017677-2
September 4, 11, 2026 26-01835K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO. 2026CA003318
GRANADA INSURANCE COMPANY,
Plaintiff, vs.
LUXE TOWING LLC, a Florida Limited Liability Company, BERLANGA TOWING LLC, a Florida Limited Liability Company, CARLOS A. GARCIA, an individual, JERMIE D. FREEMAN, an individual, and CHASITY N. BRADY, an individual,
Defendants.
TO: Jermie D. Freeman, 3029 Boxdale St, Memphis, TN 38118

YOU ARE HEREBY NOTIFIED that a Complaint for Declaratory Relief has been filed against you in the above styled case and in the above referenced court. You are required to file written defenses, if any, with the clerk of the court and to serve a copy on or before October 5, 2026, on Bianca De Paulis, Esq., Plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., Suite 1000, 10th Floor, Coral Gables, Florida 33134.

To be published for 4 consecutive weeks.

DATED on 08/27/2026
Stacy M. Butterfield
(Name of Clerk)
As Clerk of the Court
By V. Farrer
As Deputy Clerk
Sept. 4, 11, 18, 25, 2026 26-01841K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2026CA001231A000BA
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
JONATHAN BUSH, et al.,
Defendant.
To: JOSEPH DANIEL BUSH,
2314 ROSALIE LAKE RD,
LAKE WALES, FL, 33898
D.S. BUSH, A MINOR, 2314 ROSALIE LAKE RD, LAKE WALES, FL, 33898
UNK SPOUSE OF D.S. BUSH, A MINOR, 2314 ROSALIE LAKE RD, LAKE WALES, FL, 33898
E.J. BUSH, A MINOR,
9 MALAUKA RADIAL DR.,
OCKLAWAHA FL, 32179
UNK SPOUSE OF E.J. BUSH, A MINOR, 9 MALAUKA RADIAL DR., OCKLAWAHA FL, 32179
J. M. DILL, A MINOR, 2325 SOUTH MAIN ST., SAPULPA OK 74066
UNK SPOUSE OF J.M. DILL, A MINOR, 2314 ROSALIE LAKE RD, LAKE WALES, FL, 33898
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

BEING A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 30 SOUTH, RANGE 29 EAST, POLK COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SW 1/4 OF THE NE 1/4 OF SECTION 2; THENCE S 01°13'45" E, ALONG THE WEST LINE OF SAID SW 1/4 OF THE NE 1/4 OF SECTION 2, FOR A DISTANCE OF 829.71 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE CONTINUING S 01°13'45" E FOR A DISTANCE OF 207.00 FEET; THENCE N 88°46'15" E FOR A DISTANCE OF 210.00 FEET; THENCE N 01°13'45" W, AND PARALLEL WITH THE WEST LINE OF SAID SW 1/4 OF THE NE 1/4 OF SECTION 2, FOR A DISTANCE OF 207.00 FEET; THENCE S 88°46'15" W FOR A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN 1998 MANUFACTURED HOME ID NO. GAFLV75A/B67753CD21, TITLE NO. 79001550 AND 79001458

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before October 13, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

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

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: M. Pullo
Deputy Clerk
MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-20017FL
September 4, 11, 2026 26-01839K

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA002061000000
WILMINGTON TRUST NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST SERIES 2007-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3,
Plaintiff, vs.
SHEMMER THOMAS A/K/A SHEMMER T. THOMAS; UNKNOWN SPOUSE OF SHEMMER THOMAS A/K/A SHEMMER T. THOMAS; HSBC FINANCE CORPORATION, SUCCESSOR IN INTEREST TO HSBC BANK NEVADA, N.A.; LVNV FUNDING LLC; STATE OF FLORIDA - DEPARTMENT OF REVENUE,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated May 9, 2025, and entered in Case No. 2024CA002061000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein Wilmington Trust National Association, as successor trustee to Citibank, N.A., as Trustee for BNC Mortgage Loan Trust Series 2007-3, Mortgage Pass-Through Certificates, Series 2007-3, is Plaintiff and Shemmer Thomas a/k/a Shemmer T. Thomas; Unknown Spouse of Shemmer Thomas a/k/a Shemmer T. Thomas; HSBC Finance Corporation, successor in interest to HSBC Bank Nevada, N.A.; LVNV Funding LLC; State of Florida - Department of Revenue, 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 6th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 24, 25, AND THE SOUTH 5 FEET OF LOT 23, BLOCK 10, HACKLAKE SUBDIVISION, AS RECORDED IN PLAT BOOK 11, PAGE 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address:
965S Lakeview Avenue,
Bartow, Florida 33830

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: 8/31/2026
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
PUBLISH: Business Observer
File No: 22-400313
September 4, 11, 2026 26-01869K

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2022CA002359000000
DIVISION: 7
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Linda Medrano a/k/a Linda E. Medrano, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); et al.
Defendant(s).
TO: Christian Luis Suarez: 3132 Suwannee Street, Zolfo Springs, FL 33890 and Unknown Spouse of Christian Luis Suarez: 3132 Suwannee Street, Zolfo Springs, FL 33890
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

LOT 16, IN BLOCK 18, OF WESWEGO UNIT #3, LAKELAND, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 32, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RANGE 23, TOWNSHIP 28, SECTION 11.

more commonly known as 1123 North Swindell Avenue, Lakeland, FL 33805.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with 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: October 12, 2026

WITNESS my hand and seal of this Court on the 28 day of August, 2026.

Stacy M. Butterfield
Circuit and County Courts
(SEAL) By: Marlene Ruiz
Deputy Clerk
LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
22-326087 FC01 CXE
September 4, 11, 2026 26-01875K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2026CA000555
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-C,
Plaintiff, v.
UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SAM ZORN, DECEASED, et al.,
Defendants.
TO: UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SAM ZORN, DECEASED Last Known Address: 1001 Mountain View Street, Henderson, NC 28739

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

LOT 3, SOUTH FLORIDA TERRACE, ACCORDING TO THE PLAT THEROF RECORDED IN PLAT BOOK 42, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
including the buildings, appurtenances, and fixture located thereon.
Property Address: 214-216 Terrace Way, Lakeland, FL 33813 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 902 Clint Moore Road, Suite 220, Boca Raton, FL 33487 on or before September 17, 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 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 seal of this Court at Polk, Florida on this 10th day of August, 2026.

STACY M. BUTTERFIELD, CPA
POLK COUNTY CLERK OF COURT
(SEAL) By: M. Pullo
Deputy Clerk
HOWARD LAW,
Plaintiff's attorney,
902 Clint Moore Road, Suite 220,
Boca Raton, FL 33487
25-000561-1
September 4, 11, 2026 26-01874K

LV20906_V11
SAVE TIME
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legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

--- PUBLIC SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 2026CA002163A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JENNIFER M PARRILLA GARCIA, et al.,
Defendant.
To: JENNIFER M PARRILLA GARCIA
2435 CANOPY BREEZE CIRCLE, APT 3211,
ORLANDO, FL 33824
JOSHUA RIVERA MARTINEZ
2435 CANOPY BREEZE CIRCLE, APT 3211,
ORLANDO, FL 33824
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 225, MIRABELLA PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 190, PAGE 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 10/06/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 18th day of August, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) By: V Farrer
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-20674FL
September 4, 11, 2026 26-01828K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 2026CA002135A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
EDWIN DIAZ, et al.,
Defendant.
To: EDWIN DIAZ
309 ANCHOVIE CT,
KISSIMMEE, FL 34759
UNKNOWN SPOUSE OF EDWIN DIAZ
309 ANCHOVIE CT,
KISSIMMEE, FL 34759
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 15, BLOCK 979, POINCIANA, NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 4 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 10/06/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 18th day of August, 2026.

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

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-21700FL
September 4, 11, 2026 26-01827K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA002613A000BA
WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LWFT II TRUST 2024-1,
Plaintiff, vs.
WATERSONG 254-255 LLC, et al.,
Defendants.
TO: WATERSONG 254-255 LLC
1420 CELEBRATION BLVD #104,
KISSIMMEE, FL 34747

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

LOT 253, WATERSONG PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 191, PAGE(S) 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 10/06/2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 18th day of August, 2026.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-03136
September 4, 11, 2026 26-01825K

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 09/18/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 2006 MERT mobile home bearing vehicle identification numbers FLHMBC190652446A and FLHMBC190652446B and all personal items located inside the mobile home. Last Tenants: Joyce Marie Wright Collett, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Joyce Marie Wright Collett, and Unknown Party or Parties in Possession. Sale to be held at: Towerwood Mobile Home Community, 22301 U.S. Highway 27, Lake Wales, Florida 33859, 863-455-0420.
September 4, 11, 2026 26-01862K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA001378A000BA
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-TREEHOUSE SERIES VI TRUST,
Plaintiff, v.
KAREN L. HOUTZ, et al,
Defendant(s).
To the following Defendant(s):
KAREN L. HOUTZ
(Last Known Address: 4016 Knights Station Road, Lakeland, FL 33810)
UNKNOWN SPOUSE OF KAREN L. HOUTZ
(Last Known Address: 4016 Knights Station Road, Lakeland, FL 33810)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

BEGIN AT THE SOUTHEAST CORNER OF THE WEST 20 ACRES OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE N 89°19'07" E ALONG THE SOUTH BOUNDARY THEREOF, 103.00 FEET; THENCE N 08°16'51" E, 1001.30 FEET; THENCE N 00°44'24" W, 50.00 FEET; THENCE S 89°15'36" W, 67.50 FEET; THENCE N 00°44'24" W, 336.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF KNIGHTS STATION ROAD (COUNTY ROAD 542); RUN THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1467.40 FEET, A CHORD OF 109.53 FEET AND A CHORD BEARING OF N 68°45'47" W, THROUGH A CENTRAL ANGLE OF 04°16'46" AN ARC LENGTH OF 109.56 FEET; THENCE N 66°13'47" W, 191.92 FEET TO A POINT ON SAID RIGHT-OF-WAY LYING 576.39 FEET EAST OF THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 5; RUN THENCE SOUTH AND PARALLEL WITH SAID WEST BOUNDARY, 174.45 FEET TO THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; RUN THENCE N 89°15'05" E, ALONG SAID SOUTH BOUNDARY, 83.84 FEET TO THE EAST BOUNDARY OF THE WEST 20 ACRES OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; RUN THENCE S 00°44'24" W ALONG SAID EAST BOUNDARY, 1321.85 FEET TO THE POINT OF BEGINNING.
PROPERTY ADDRESS: 4016 KNIGHTS STATION ROAD, 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 Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 10-6-26, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 18th day of August, 2026.

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

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
September 4, 11, 2026 26-01826K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA001519A000BA
PLANET HOME LENDING, LLC,
Plaintiff, vs.
CINDY BEATRIZ HERNANDEZ, et al.,
Defendants.
TO: CINDY BEATRIZ HERNANDEZ
3738 EISEL WAY,
HAINES CITY, FL 33844

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

THE FOLLOWING DESCRIBED PROPERTY, TO WIT: LOT 47, HAMMOCK RESERVE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE(S) 26 THROUGH 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 10-6-26, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 20th day of August, 2026.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-04055
September 4, 11, 2026 26-01824K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA002732
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
CARMEN TORRES;JUANITA TORRES;JESSIE AURELIANO TORRES; et al.,
Defendant(s).
TO: Carmen Torres
Last Known Residence: 7232 Dove Meadow Trail Lakeland, FL 33810
TO: Unknown Spouse of Carmen Torres
Last Known Residence: 7232 Dove Meadow Trail Lakeland, FL 33810

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

LOT 14, LESS THE EAST 5 FEET AND LOT 15, BLOCK B OF PROVIDENCE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE(S) 10, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 10/06/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on 08/20/2026.

As Clerk of the Court
(SEAL) By: V. Farrer
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1184-207B
Ref# 23149
September 4, 11, 2026 26-01829K

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 09/11/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2003 NOBI mobile home bearing vehicle identification numbers LFLBA2AG123309392 and LFLBA2BG123309392 and all personal items located inside the mobile home. Last Tenant: Laurie A. Celentano and Unknown Party or Parties in Possession. Sale to be held at: GCP Kings Pointe, LLC, 100 Winterdale Drive, Lake Alfred, Florida 33850, (863) 956-1503.
Aug. 28; Sept. 4, 2026 26-01791K

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / SALES ---

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 23rd day of September,2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2326 West Memorial Boulevard, Lakeland, FL, 33805. KNIGHT, EMORY DRESSERS, MATTRESSES, BAGS, FURNITURE; Speaks, Fred TOTES, SHELVES, MINI FRIDGE, MATTRESS, BED FRAME, LAMP Sale is subject to cancellation in the event of settlement between owner and obligated party.
Aug. 28; Sept. 4, 2026 26-01769K

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 23rd day of September, 2026 at 11:00 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 sectional couch, bedframe, dresser, paintings, furniture, electronics; Parker, Tessa L. tools, apliances, floor ac, electric piano, clothes, totes, bags, hopuse hold and kitchen items; Almonte, Jonath clothes, totes, furniture, toys, bags, flat screen tv, bed frame, lawn chair; Baxter, Destiney Shoe Box,Ironing Board; Cochran, Amanda Stack Of Clothes Sale is subject to cancellation in the event of settlement between owner and obligated party.
Aug. 28; Sept. 4, 2026 26-01767K

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 09/11/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2003 NOBI mobile home bearing vehicle identification numbers LFLBA2AG123309392 and LFLBA2BG123309392 and all personal items located inside the mobile home. Last Tenant: Laurie A. Celentano and Unknown Party or Parties in Possession. Sale to be held at: GCP Kings Pointe, LLC, 100 Winterdale Drive, Lake Alfred, Florida 33850, (863) 956-1503.
Aug. 28; Sept. 4, 2026 26-01791K

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 23rd day of September 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. Adcock, Thomas MATTRESS, FISHING POLES, BOXES, AIR FRYER, TOTES, SHELVES; Hurt, Duane BOXES, BOWFLEX MACHINE, MATRESS, GYM EQUIPMENT, MINI FRIDGE, BEDFRAME, DRESSER; Grant, Rashawn MATTRESS, BED SET, TV, SCOOTERS, FAN, BAGS, PLANT, CLOTHES, BASKETS; Lopez Martinez, Carlos BAGS, DECOR, BASKETS, TV, FAN; Zitver, Marie CHAIRS, TOTES, LUGGAGE, DECORATIONS; Pierre, Etzer BOXES, BAGS, TOTES; Baker, Tecora BAGS, TOTES, SPEAKERS, SKATEOARD, DRIVING GAME, CLOTHES Sale is subject to cancellation in the event of settlement between owner and obligated party.
Aug. 28; Sept. 4, 2026 26-01768K

SECOND INSERTION

AMENDED NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case No.: 53-2024-CA-002754
ELEVATE ROOFING & EXTERIORS,
Plaintiff, v.
LESLEY SAURAY and DINA SAURAY,
Defendants.
NOTICE IS HEREBY given that pursuant to the Final Judgment of Foreclosure entered December 17, 2025 in this cause, in the Circuit Court of Polk County, Florida, the Clerk shall sell the property situated in Polk County, Florida, described as:

Lot 23, Wildflower Ridge, according to the plat thereof as recorded in Plat Book 132, Pages 42 through 44, of the Public Records of Polk County, Florida
Parcel Identification Number: 122627-703504-000230

at public sale, to the highest and best bidder, for cash, on the 17th day of September, 2026 at 10:00 a.m. on www.polk.realforeclose.com in accordance with Chapter 45 Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the foreclosure sale.

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

Dated on August 21, 2026.
GORDON & THALWITZER
299 N. Orlando Ave.
Cocoa Beach, FL 32931
T. 321-799-4777
/s/ Aaron Thalwitzer
Aaron B. Thalwitzer, Esq.
Florida Bar No. 42591
Aaron@brevardlegal.com
eservice@brevardlegal.com
Attorneys for Plaintiff
Aug. 28; Sept. 4, 2026 26-01779K

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. 2021CA001402000000
Freedom Mortgage Corporation,
Plaintiff, vs.
Jerry Bryant Arnette Jr, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2021CA001402000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jerry Bryant Arnette Jr; Jason Eric Smith; Jerry Arnette; Lakes at Laurel Highlands Homeowners Association, Inc.; Aqua Finance, 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 8th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 107, LAKES AT LAUREL HIGHLANDS PHASE 1D, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 164, PAGES 33 THROUGH 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TAX ID: 282823-138016-001070

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 26th day of August, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy,
Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 20-F01933
Aug. 28; Sept. 4, 2026 26-01812K

--- ESTATE / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
PROBATE FILE NO. 532026CP002442A000BA
IN RE: Estate of CARL ROBERT GOUTELL, III, Deceased.

The administration of the estate of Carl Robert Goutell, III, deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N 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.

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 August 28, 2026.

Personal Representative:
/s/ John Goutell
1557 Fairfax Court
Castle Rock, Colorado 80104
Attorney for Personal Representative:
AMY L. PHILLIPS
Attorney for the
Personal Representative
Florida Bar No. 91682
P.O. Box 4397
Winter Haven, FL 33885
(863) 268-8292
amy@amyphillipspllc.com
Aug. 28; Sept. 4, 2026 26-01763K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002497
IN RE: ESTATE OF MIRIAM MORALES VALENTIN, Deceased.

The administration of the estate of MIRIAM MORALES VALENTIN, deceased, whose date of death was April 25, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

NOTWITHSTANDING THE TIME 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: August 28, 2026.

SAMANTHA VALENTIN-MORALES
Personal Representative
2405 State Road 60 East, Lot 50
Bartow, FL 33830
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:
ntservice@hnh-law.com
Aug. 28; Sept. 4, 2026 26-01807K

SECOND INSERTION

Notice to Creditors
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 53-2025-CP-003083-A000-BA
In re Estate of BERTINA MAY DICKES, Deceased.

The administration of the estate of Bertina May Dickes, deceased, whose date of death was August 27, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 28, 2026.

Personal Representative:
MARY F. HARRELL
7080 Tamarind Dr
Lake Wales, FL 33898
Attorney for Personal Representative:
MARK E. CLEMENTS
Florida Bar No. 276774
Elder Law Firm of
Clements & Wallace, PL
310 E Main St
Lakeland, FL 33801
(863) 687-2287
mclements@mclements.com
abaustert@mclements.com
Aug. 28; Sept. 4, 2026 26-01814K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 53-2026-CP-002509-A000BA
Division probate
IN RE: ESTATE OF BONNA LYNN SMITH Deceased.

The administration of the estate of Bonna Lynn Smith, deceased, whose date of death was June 10, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 28, 2026.

Personal Representative:
Cynthia Budka
109 E. State St.
Avon Park, Florida 33825
Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA; 12300 US Hwy 19
Hudson, FL 34667
phone:(727)868-2306;
Fax: (727)863-1287
E-Mail: elbeil@beilandhay.com
2nd E-Mail:
webmaster@beilandhay.com
Aug. 28; Sept. 4, 2026 26-01781K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.532026CP002266A000BA
IN RE: ESTATE OF LOIS MARY STORC a/k/a LOIS M. WESTBERRY-STORC, Deceased.

The administration of the estate of LOIS MARY STORC, also known as LOIS M. WESTBERRY-STORC, deceased, whose date of death was May 23, 2026, 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, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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: August 28, 2026

LOIS KAY-RIOTTO HAYES
Personal Representative
1906 Canyonwood Court
Valrico, FL 33596
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:
ntservice@hnh-law.com
Aug. 28; Sept. 4, 2026 26-01801K

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-001689-A000-BA
In re Estate of WESLEY L. FREY, Deceased.

The administration of the Estate of Wesley L. Frey, deceased, whose date of death was September 25, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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 August 28, 2026.

PERSONAL REPRESENTATIVE
Katherine Renée Howell
1802 Sir Henrys Trail
Lakeland, Florida 33809
ATTORNEY FOR
PERSONAL REPRESENTATIVE
Mark E. Clements
Attorney for Personal Representative
Florida Bar No. 276774
Elder Law Firm of
Clements & Wallace PL
310 E Main St
Lakeland, FL 33801
Ph: (863) 687-2287
Eml: mclements@mclements.com
2nd Eml: abaustert@mclements.com
Aug. 28; Sept. 4, 2026 26-01764K

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. 2026CA-001192-A000-BA
Freedom Mortgage Corporation, Plaintiff, vs.
Admitzael Sanchez Padilla, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026CA-001192-A000-BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Admitzael Sanchez Padilla; Golden Ridge Homeowners' Association, Inc.; United States of America on behalf of the Secretary of Housing and Urban Development 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 29th day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, GOLDEN RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE(S) 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TAX ID: 272705-726007-000040

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 25th day of August, 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 # 26-F00641
Aug. 28; Sept. 4, 2026 26-01806K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001154
IN RE: ESTATE OF JERROD DAVID HOWE, Deceased.

The administration of the estate of JERROD DAVID HOWE, deceased, whose date of death was December 3, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: August 28, 2026.

DEBRA HOWE
Personal Representative
544 Club Hill Road
Lake Alfred, FL 33850
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:
ntservice@hnh-law.com
Aug. 28; Sept. 4, 2026 26-01782K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002476
IN RE: ESTATE OF DAVID DURHAM, JR., Deceased.

The administration of the estate of DAVID DURHAM, JR., deceased, whose date of death was February 7, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is: August 28, 2026.

PAMELA DURHAM
Personal Representative
706 Wildabon Avenue
Lake Wales, FL 33853
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:
ntservice@hnh-law.com
Aug. 28; Sept. 4, 2026 26-01808K

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 09/11/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2004 HMMT mobile home bearing vehicle identification numbers FLHMBA174249819A and FLHMBA174249819B and all personal items located inside the mobile home. Last Tenant: Maria Antonia Reeves. Sale to be held at: Windmill Village, 240 Bay Breeze Loop, Davenport, Florida 33897, (863) 420-7177.
Aug. 28; Sept. 4, 2026 26-01817K

Q&A
What makes public notices in newspapers superior to other forms of notices?
Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.
Rarely do consumers specifically search online for public notices.
LV18237_V22

--- SALES---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2025CA001529A000BA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
JONATAN DAVID MORALES-DIAZ AKA JONATHAN D. MORALES DIAZ AND JENNIFER ANGELICA MORALES-DIAZ AKA JENNIFER A. MORALES DIAZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 17, 2026, and entered in 2025CA001529A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and JONATAN DAVID MORALES-DIAZ A/K/A JONATAN D. MORALES A/K/A JONATAN D. MORALES DIAZ A/K/A JONATHAN D MORALES DIAZ; JENNIFER ANGELICA MORALES-DIAZ AKA JENNIFER A. MORALES DIAZ; POLK COUNTY, FLORIDA; 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 September 15, 2026, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 190.00 FEET OF THE WEST 160.00 FEET OF THE NORTH 1/2 OF THE SW 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 30.00 FEET THEREOF, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1434 PAGE 1434 AND OFFICIAL RECORDS BOOK 4104, PAGE 1121 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:
94 VAUGHN RD,
WINTER HAVEN, FL 33880

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

IMPORTANT

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

Dated this 20 day of August, 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\Michael DeVincent
Michael DeVincent, Esquire
Florida Bar No. 1070938
Communication Email:
mdevincent@raslg.com
25-272740 - MaS
Aug. 28; Sept. 4, 2026 26-01796K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 532025CA004952A000BA
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
JOSEPH M. STANLEY; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BEVERLY STANLEY; UNKNOWN TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court 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 22 day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 357, 358, AND 359, INCLUSIVE, SOUTH LAKE WALES UNIT NUMBER SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PROPERTY ADDRESS:
115 HOLLAND ST,
LAKE WALES, FL 33859

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

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

Dated this 25 day of August 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
25-03497
Aug. 28; Sept. 4, 2026 26-01810K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA0009190000-00-04
MADISON PLACE TOWNHOME ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
ERIC LUIS DELGADO, ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 4, 2026, and an Order entered August 13, 2026 Rescheduling the Foreclosure Sale and entered in Case No. 2025CA0009190000-00-04 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein MADISON PLACE TOWNHOME ASSOCIATION, INC. is Plaintiff, and ERIC LUIS DELGADO, STEPHANIE ROSADO and UNKNOWN TENANT #1 IN POSSESSION OF SUBJECT PROPERTY are Defendants, The Clerk of the Court will sell to the highest and best bidder for cash:

[X] www.polk.realforeclose.com, the Clerk's website for online auctions, at 10:00 A.M., on the 17th day of September, 2026 the following described property as set forth in said Final Judgment, to wit:

Lot 19, Madison Place Phase 3, according to the map or plat thereof, as recorded in Plat Book 187, Page(s) 15 through 17, inclusive, of the Public Records of Polk County, Florida.

A/K/A: 181 Mandovi Street, Davenport, FL 33837

A 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 ONE (1) YEAR AFTER THE SALE.

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

BECKER & POLIAKOFF, P.A.
Attorneys for Plaintiff
1 East Broward Blvd.,
Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cofoservicemail@beckerlawyers.com
BY: K. Joy Mattingly
Florida Bar #17391
M31153/420968/32055477
Aug. 28; Sept. 4, 2026 26-01797K

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. 2026CA000027A000BA
VILLAGE CAPITAL & INVESTMENT LLC
Plaintiff, vs.
GAGE L. WARWICK AKA GAGE WARWICK AKA GAGE LOGAN WARWICK, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2026CA000027A000BA of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein, VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, and, GAGE L. WARWICK AKA GAGE WARWICK AKA GAGE LOGAN WARWICK, 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 September 22, 2026 at 10:00 AM, the following described property:

BEGIN AT THE NORTHWEST CORNER OF LOT 2, BLOCK 27, L.W. HOOKER AND F.D. ROBERSON`S ADDITION TO THE TOWN OF FORT MEADE, AS SHOWN IN MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK "I", PAGE 217, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND RUN SOUTH 107 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 85.03 FEET, THENCE RUN EAST 190.8 FEET TO THE EAST LINE OF SAID LOT 2, THENCE RUN NORTH 85.03, THENCE RUN WEST 190.8 FEET RETURNING TO THE POINT OF BEGINNING.

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. 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.

DATED this 24 day of August, 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/ Michele R. Clancy
Michele R. Clancy, Esq.
Florida Bar No. 498661
25-002427-01 / 75422.0035 /
Jean Schwartz
Aug. 28; Sept. 4, 2026 26-01795K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2025CA004986A000BA
VILLAGE CAPITAL & INVESTMENT LLC,
Plaintiff, vs.
EVELYN MALDONADO; ASSOCIATION OF POINCIANA VILLAGES INC.; CENTRAL HOMES, LLC; POINCIANA VILLAGE SEVEN ASSOCIATION INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF EVELYN MALDONADO; UNKNOWN TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court 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 22 day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

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.

PROPERTY ADDRESS:
304 GROUPER DR,
POINCIANA, FL 34759

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

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

Dated this 25 day of August 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
25-04219
Aug. 28; Sept. 4, 2026 26-01811K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 532026CA000055A000BA
MIDFIRST BANK
Plaintiff, v.
INGRID ALVARADO; UNKNOWN SPOUSE OF INGRID ALVARADO; UNKNOWN TENANT 1; UNKNOWN TENANT 2; AQUA FINANCE INC.; LUCERNE PARK HOMEOWNERS ASSOCIATION, INC.; 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 August 13, 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 136 OF LUCERNE PARK RESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGE(S) 43-49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

a/k/a 109 ANDREAS ST, WINTER HAVEN, FL 33881-9738

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on September 22, 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 21 day of August, 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
1000011342
Aug. 28; Sept. 4, 2026 26-01778K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2026CA000966A000BA
M&T BANK,
Plaintiff, vs.
MARGIE VALLECILLO, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 29, 2026 in Civil Case No. 2026CA000966A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein M&T BANK is Plaintiff and Margie Vallecillo, 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 15th day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 6, BLOCK 3072, POINCIANA, NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 29 THROUGH 52, 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.

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-19632FL
Aug. 28; Sept. 4, 2026 26-01780K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA003228A000BA
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
JESSICA MARS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 29, 2026 in Civil Case No. 2025CA003228A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Jessica Mars, 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 15th day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 16, Rosewood Manor, according to the map or plat thereof, as recorded in Plat Book 37, Page(s) 3, of the Public Records of Polk County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13002FL
Aug. 28; Sept. 4, 2026 26-01777K

SECOND 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 September 10, 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#: GAFL534A78477AV21 AND VIN#: GAFL534B78477AV21.

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 FC01 WNI
Aug. 28; Sept. 4, 2026 26-01805K

--- ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA002733
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
WILBERT W. ODUARDO RODRIGUEZ; MARIANA GUADALUPE RODRIGUEZ ACEVEDO; et al.,
Defendant(s).
TO: Wilbert W. Oduardo Rodriguez
Last Known Residence: 361 S Shore Dr Eagle Lake, FL 33839
TO: Unknown Tenant #1
Last Known Residence: 361 S Shore Dr Eagle Lake, FL 33839
TO: Unknown Tenant #2
Last Known Residence: 361 S Shore Dr Eagle Lake, FL 33839

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

LOT 7, BLOCK B, SOUTH SHORE TERRACES UNIT NUMBER ONE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 11, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 9-24-26, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on August 18th, 2026.
Stacy M. Butterfield
As Clerk of the Court
(SEAL)By: Ashley Stroud
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1190-636B
Ref# 22998
Aug. 28; Sept. 4, 2026 26-01799K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA002514A000BA
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-TREEHOUSE SERIES VI TRUST,
Plaintiff, v.
DREW ELLIOTT YOUNG, et al,
Defendant(s).
To the following Defendant(s):
DREW ELLIOTT YOUNG
(Last Known Address:
2343 EASTMEADOWS ROAD, LAKELAND, FL 33812)
UNKNOWN SPOUSE OF DREW ELLIOTT YOUNG
(Last Known Address:
2343 EASTMEADOWS ROAD, LAKELAND, FL 33812)
UNKNOWN TENANT #1
(Last Known Address:
2343 EASTMEADOWS ROAD, LAKELAND, FL 33812)
UNKNOWN TENANT #2
(Last Known Address:
2343 EASTMEADOWS ROAD, LAKELAND, FL 33812)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 20, EASTMEADOWS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE(S) 4, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

PROPERTY ADDRESS:
2343 EASTMEADOWS ROAD, LAKELAND, FL 33812

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

STACY M. BUTTERFIELD
As Clerk of the Court
As Deputy Clerk

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
Aug. 28; Sept. 4, 2026 26-01813K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-001009
M&T BANK,
Plaintiff, v.
RICHARD ROMAN, et al.,
Defendants.
TO: R. CLYMS Investments, LLC
c/o Richard B. Roman,
Registered Agent
4452 Quartz Court
Lakeland, FL 33811
R. CLYMS Investments, LLC
c/o Richard B. Roman,
Registered Agent
3340 Confetti Ln., Unit 79-9
Margate, FL 33063
R. CLYMS Investments, LLC
c/o Richard B. Roman,
Registered Agent
382 NE 191 st St.
Miami, FL 33179
R. CLYMS Investments, LLC
c/o Richard B. Roman,
Registered Agent
1536 Axel Cir.
Winter Haven, FL 33880
Richard Roman
3828 Spruce Creek Drive
Lakeland, FL 33811
Richard Roman
3340 Confetti Ln., Unit 79
Margate, FL 33063
Richard Roman
4452 Quartz Ct.
Lakeland, FL 33811
Richard Roman
1536 Axel Cir.
Winter Haven, FL 33880
Unknown Spouse of Richard Roman
3828 Spruce Creek Drive
Lakeland, FL 33811
Unknown Spouse of Richard Roman
3340 Confetti Ln., Unit 79
Margate, FL 33063
Unknown Spouse of Richard Roman
4452 Quartz Ct.
Lakeland, FL 33811
Unknown Spouse of Richard Roman
1536 Axel Cir.
Winter Haven, FL 33880

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

Lot 4, Block 17, 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, 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: 10/06/2026

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 18th day of August, 2026.
Stacy M. Butterfield
as Clerk of the Circuit Court of
Polk County, Florida
(SEAL) By: V. Farrer
DEPUTY CLERK

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
Aug. 28; Sept. 4, 2026 26-01798K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA002661
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, VS.
DANA ISLES; et al.,
Defendant(s).
TO: Dana Isles
Last Known Residence: 1250 Augustus Drive Davenport, FL 33896
TO: Unknown Spouse of Dana Isles
Last Known Residence: 1250 Augustus Drive Davenport, FL 33896

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

LOT 168 OF TIVOLI RESERVE PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 186, PAGES 1 THROUGH 4, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before September 28, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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 August 13, 2026.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: Marlene Rios
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1271-032B
Ref# 22837
Aug. 28; Sept. 4, 2026 26-01800K

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.: 2026-CA-002530
AMERIHOME MORTGAGE COMPANY, LLC,
Plaintiff, vs.
EDWARD A. OGLE; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; SUMMER OAKS OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.; SUMMER OAKS PHASE TWO OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.; THE HOME OFFER PROS LLC; UNKNOWN SPOUSE OF EDWARD A. OGLE,
Defendants.
TO: EDWARD A. OGLE;
LAST KNOWN ADDRESS:
7436 LOBLOLLY AVE,
LAKELAND, FL 33810
UNKNOWN SPOUSE
OF EDWARD A. OGLE;
LAST KNOWN ADDRESS: 7436 LOBLOLLY AVE,
LAKELAND, FL 33810

YOU ARE NOTIFIED your whereabouts are known to the Plaintiff; however, you have concealed yourself or are otherwise avoiding service of process such that personal service of process cannot be made upon you pursuant to Chapter 48, Florida Statutes. Plaintiff has made a diligent search and inquiry to effect personal service of process upon you at your last known address and place of abode, but has been unable to do so to your purposeful avoidance of service.

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

LOT 92, BLOCK C, SUMMER OAKS PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE(S) 14, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Also known as 7436 LOBLOLLY AVE, 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 Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before September 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 August 11, 2026.
STACY M. BUTTERFIELD, CPA
CLERK OF THE CIRCUIT COURT
(SEAL) By: Martha Pullo
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
Aug. 28; Sept. 4, 2026 26-01762K

THIRD INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 53-2026-CA-001133-A000-BA
FLTR, LLC, as Trustee, under the 89SW Ridge Land Trust
Plaintiff, v.
SANDRA FLAGG; TERRY CONDON; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST JESS R. AUBIN, DECEASED.
Defendants.
To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST JESS R. AUBIN, DECEASED
(Unknown Address)

YOU ARE NOTIFIED that an action for Quiet Title and Quiet Title Via Adverse Possession Under Color of Title in the Alternative to the Subject Property in Polk County, Florida, described more particularly below:

Lot 10 of LAKE SHIPP HEIGHTS, Unit 35, according to the plat thereof recorded in Plat Book 34, Page 14, Public Records of Polk County, Florida.
Parcel ID Number:
26-28-31-641300-000100

has been filed against you in the above styled court and action, and you are required to serve a copy of your written defenses to the Complaint, E-Filed on March 5, 2026, if any, to it on Plaintiff's attorney, whose name and address is:

David L. Gordon, Esq.
Florida Bar No. 1039599
Telephone No: (954) 414-2107
Monique A. Waterman, Esq.
Florida Bar No. 127258
Telephone No: (954) 414-2115
FIDELITY NATIONAL LAW GROUP
Counsel for Plaintiff
100 W. Cypress Creek Rd., Ste 889
Fort Lauderdale, Florida 33309
Facsimile No: (954) 414-2101
David.L.Gordon@fnf.com
Monique.Waterman@fnf.com
Nicole.Arakaki@fnf.com
Pleadingsfl@fnf.com

on or before 9/22/2026 and to file the original with the clerk of this court either before service on the Plaintiffs' attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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: AUG 03 2026
CLERK OF THE CIRCUIT COURT & COMPTROLLER
POLK COUNTY, FLORIDA
STACY M. BUTTERFIELD, CPA
(SEAL) By: V. Farrer
Deputy Clerk

FIDELITY NATIONAL LAW GROUP
Counsel for Plaintiff
100 W. Cypress Creek Rd., Ste 889
Fort Lauderdale, Florida 33309
Facsimile No: (954) 414-2101
Aug. 21, 28; Sept. 4, 11, 2026 26-01757K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2026CA002783A000BA
NEWREZ LLC,
Plaintiff, vs.
WILLIAM R FREE, et al.,
Defendant.
To the following Defendant(s):
CESARA ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
254 CESARA ESTATES LOOP,
MULBERRY, FL 33860

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

LOT 8, CESARA ESTATES, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 97, PAGE 27 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Sara Collins, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before September 29, 2026

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

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

WITNESS my hand and seal of said Court on the 13th day of August, 2026.
STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: Martha Pullo
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-21693FL
Aug. 28; Sept. 4, 2026 26-01761K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-002553
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
CALEB WILLIAM BROOKS, et al.,
Defendants.
TO: Caleb William Brooks
1223 Mezzavalle Way
Auburndale, FL 33823
Caleb William Brooks
6538 Fox Tree Ln.
Lakeland, FL 33813
Unknown Spouse of
Caleb William Brooks
1223 Mezzavalle Way
Auburndale, FL 33823
Unknown Spouse of
Caleb William Brooks
6538 Fox Tree Ln.
Lakeland, FL 33813

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

Lot 9, ENCLAVE AT LAKE MYRTLE, according to the plat thereof as recorded in Plat Book 185, Pages 18 and 19, of the Public Records of Polk County, Florida.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 20th day of August, 2026.
Default Date: 10-6-26
Stacy M. Butterfield
as Clerk of the Circuit Court of
Polk County, Florida
(SEAL) By: Ashley Stroud
DEPUTY CLERK

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
Aug. 28; Sept. 4, 2026 26-01789K

THIRD INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 53-2026-CA-001133-A000-BA
FLTR, LLC, as Trustee, under the 89SW Ridge Land Trust
Plaintiff, v.
SANDRA FLAGG; TERRY CONDON; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST JESS R. AUBIN, DECEASED.
Defendants.
To: SANDRA FLAGG
Last known address:
3236 Chestnut Ct
St. Johns, FL 32259-4563

YOU ARE NOTIFIED that an action for Quiet Title and Quiet Title Via Adverse Possession Under Color of Title in the Alternative to the Subject Property in Polk County, Florida, described more particularly below:

Lot 10 of LAKE SHIPP HEIGHTS, Unit 35, according to the plat thereof recorded in Plat Book 34, Page 14, Public Records of Polk County, Florida.
Parcel ID Number:
26-28-31-641300-000100

has been filed against you in the above styled court and action, and you are required to serve a copy of your written defenses to the Complaint, E-Filed on March 5, 2026, if any, to it on Plaintiff's attorney, whose name and address is:

David L. Gordon, Esq.
Florida Bar No. 1039599
Telephone No: (954) 414-2107
Monique A. Waterman, Esq.
Florida Bar No. 127258
Telephone No: (954) 414-2115
FIDELITY NATIONAL LAW GROUP
Counsel for Plaintiff
100 W. Cypress Creek Rd., Ste 889
Fort Lauderdale, Florida 33309
Facsimile No: (954) 414-2101
David.L.Gordon@fnf.com
Monique.Waterman@fnf.com
Nicole.Arakaki@fnf.com
Pleadingsfl@fnf.com

on or before 9/22/2026 and to file the original with the clerk of this court either before service on the Plaintiffs' attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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: AUG 05 2026
CLERK OF THE CIRCUIT COURT & COMPTROLLER
POLK COUNTY, FLORIDA
STACY M. BUTTERFIELD, CPA
(SEAL) By: V. Farrer
Deputy Clerk

FIDELITY NATIONAL LAW GROUP
Counsel for Plaintiff
100 W. Cypress Creek Rd., Ste 889
Fort Lauderdale, Florida 33309
Facsimile No: (954) 414-2101
Aug. 21, 28; Sept. 4, 11, 2026 26-01758K

SAVE TIME
E-mail your Legal Notice
Business Observer
legal@businessobserverfl.com
LV46980

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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-002161
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
CITELIA LESSAGE, et al.,
Defendants.

TO: Citelia Lessage
4949 Jackson Street
Winter Haven, FL 33884
Citelia Lessage
7980 N. French Dr., Apt. 305
Pembroke Pines, FL 33024
Citelia Lessage
701 NW 78th Ave.
Pembroke Pines, FL 33024
Unknown Spouse of Citelia Lessage
4949 Jackson Street
Winter Haven, FL 33884
Unknown Spouse of Citelia Lessage
7980 N. French Dr., Apt. 305
Pembroke Pines, FL 33024
Unknown Spouse of Citelia Lessage
701 NW 78th Ave.
Pembroke Pines, FL 33024

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

Lot 19, JACKSON LANDING, according to the map or plat thereof, as recorded in Plat Book 190, Page(s) 32 through 35, inclusive, of the Public Records of Polk County, Florida.

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: 10/06/2026

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 17th day of August, 2026.

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

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
Aug. 28; Sept. 4, 2026 26-01759K

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. 2025CA004864A000BA
PennyMac Loan Services, LLC,
Plaintiff, vs.
Javont Williams, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA004864A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Javont Williams; Unknown Spouse of Javont Williams; Lake Bentley Shores, 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 17th day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT NO. D-4, BUILDING D, OF LAKE BENTLEY SHORES CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED MAY 4, 1981 IN OFFICIAL RECORDS BOOK 2013, PAGE 2242, AS AMENDED IN OFFICIAL RECORDS BOOK 2261, PAGE 1504 AND AMENDED IN OFFICIAL RECORDS BOOK 2328, PAGE 1574, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TAX ID:
24-28-29-253970-004040

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 20th day of August, 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-F03180
Aug. 28; Sept. 4, 2026 26-01774K

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. 2026CA000147A000BA
Freedom Mortgage Corporation,
Plaintiff, vs.
Pascual Francisco Montes Delgado, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026CA000147A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Pascual Francisco Montes Delgado; Baetza M. Semidey; Unknown Spouse of Pascual Francisco Montes Delgado; Unknown Spouse of Baetza M. Semidey; Grace Ranch Property Owners' 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 6th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 159, GRACE RANCH PHASE TWO, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 183, PAGES 47 THROUGH 50, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TAX ID:
27-27-27-759003-001590

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 20th day of August, 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-F04057
Aug. 28; Sept. 4, 2026 26-01775K

PUBLISH YOUR LEGAL NOTICE
Email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V7

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of TIMOTHY OWENS and JAMES ALGUIRE will, on September 9, 2026, at 10:00 a.m., at 6108 Scenic View Blvd., Lot #2, Lakeland, Polk County, Florida 33810; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1973 FLAM MOBILE HOME, VIN: 1406359, TITLE NO.: 0005884208

and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#25059-948)
Aug. 28; Sept. 4, 2026 26-01785K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA001876A000BA
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF, VS.
CRISTINA COLON AND CARLOS L. PEREZ, ET AL.,
DEFENDANT(S).

TO: CARLOS L. PEREZ
Last Known Address: 125 Edificio # B, TOA ALTA , PR 00953
Current Residence: UNKNOWN
TO: UNKNOWN SPOUSE OF CARLOS L. PEREZ
Last Known Address: 125 Edificio # B ,TOA ALTA , PR 00953
Current Residence: UNKNOWN

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

LOT 19, INTERNATIONAL BASS LAKE RESORT PHASE ONE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
ALSO TO INCLUDE 1992 SUMMIT MH ID#SH1043FL92A TITLE #62873522 AND ID# SH1043FL92B TITLE #62873523.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Tromberg, Miller, Morris & Partners, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before September 29, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the Business Observer-Tampa Bay, 3902 Henderson Boulevard, Suite 208, Tampa, FL 33629 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator Polk County, at 255 N Broadway Avenue, Bartow, FL 33830, Phone 863-534-4686 at least 7 days before your scheduled court appearance, or immediately on 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 13th day of August, 2026.

STACY M. BUTTERFIELD, CPA,
CLERK OF CIRCUIT COURT
As Clerk of Court
By: /s/ M Pullo
As Deputy Clerk

Tromberg, Miller,
Morris & Partners, PLLC,
Attorney for Plaintiff,
600 West Hillsboro Boulevard,
Suite 600,
Deerfield Beach, FL 33441
Aug. 28; Sept. 4, 2026 26-01788K

SECOND INSERTION

NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE.
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
Case No.: 2026DR004901,
Division: FAMILY.
JENNIFER KERCHER,
Petitioner and
JAMIE RICARDO FERGUSON,
Respondent.

TO: JAMIE RICARDO FERGUSON AT HARBOUR TOWNE MARINA
801 NE 3RD ST,
DANIE BEACH, FL 33004

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JENNIFER KERCHER., whose address is, on or before 9/25/2026, and file the original with the clerk of this Court at 255 N. BROADWAY AVE., BARTOW, FL 33830 before service on Petitioner or immediately thereafter.

If you fail to do so, a default may be entered against you for the relief demanded in the petition.

{If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} none.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.

You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.)

Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 8/20/2026,

By: /s/ Isaac AViles,
Deputy Clerk.
Stacy M. Butterfield,
Clerk of the Circuit Court
Aug. 28; Sept. 4, 11, 18, 2026
26-01790K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA002214A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
CHRIS A ROPER A/K/A CHRIS ROPER, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 04, 2026 in Civil Case No. 2025CA002214A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Chris A Roper a/k/a Chris Roper, 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 18th day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 54, CITRUS ISLE, according to the plat thereof, as recorded in Plat Book 166, Page(s) 44 through 47, of the Public Records of Polk County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-08002FL
Aug. 28; Sept. 4, 2026 26-01776K

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 23rd day of September, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1106 Scenic Hwy E, Haines City, FL, 33844. Thomas, Gabriel MATRESS, HAMPER, BAG, CLOTHES, BOX Sale is subject to cancellation in the event of settlement between owner and obligated party.

Aug. 28; Sept. 4, 2026 26-01766K

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. 532026CA002639A000BA
Freedom Mortgage Corporation
Plaintiff, vs.
Christopher Shackle; Melissa Shackle; United States of America on behalf of the Secretary of Housing and Urban Development
Defendants.

TO: Christopher Shackle and Melissa Shackle
Last Known Address: 622 N Eastside Dr, Lakeland, FL 33801

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

LOT 4, LESS THE NORTH 25 FEET THEREOF, AND LESS THE WEST 100 FEET THEREOF, IN BLOCK 4 OF COUNTRY CLUB ESTATES, LAKELAND, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 10, 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 9/29/2026, 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 8/13/2026.

Stacy M. Butterfield
As Clerk of the Court
(SEAL) By V. Farrer
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634
File # 26-F01942
Aug. 28; Sept. 4, 2026 26-01760K

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. 2025CA003004A000BA
Freedom Mortgage Corporation,
Plaintiff, vs.
Jose Luis Cruz Marcano a/k/a Jose L. Cruz Marcano, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA003004A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jose Luis Cruz Marcano a/k/a Jose L. Cruz Marcano; Mabel Place Homeowners Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 22nd day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 59, MABEL PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 198, PAGE(S) 45 THROUGH 47, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TAX ID:
27-29-14-860633-000590

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 20th day of August, 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-F02019
Aug. 28; Sept. 4, 2026 26-01773K

SECOND INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 2026-CA-000937
U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE MASTR ASSET SECURITIZATION TRUST 2006-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2,
Plaintiff v.
PAMELA D. SCHWARTZ A/K/A PAMELA SCHWARTZ; ET AL.,
Defendant(s),

NOTICE IS GIVEN that, in accordance with the Consent Final Judgment of Foreclosure dated June 15, 2026, in the above-styled cause, the Clerk of Circuit Court, Stacy M. Butterfield, shall sell the subject property at public sale on the 15th day of September 2026, at 10:00 a.m. to the highest and best bidder for cash, at https://www.polk.realforeclose.com on the following described property:

LOT 45, WHISPER WOODS AT EAGLEBROOKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 118, PAGES 38 AND 39, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THAT PART OF LOT 46, WHISPER WOODS AT EAGLEBROOKE, AS RECORDED IN PLAT BOOK 118 PAGES 38 AND 39 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWESTERN MOST CORNER OF SAID LOT 46, SAID POINT ALSO BEING THE NORTHEASTERNMOST CORNER OF LOT 45 OF WHISPER WOODS AT EAGLEBROOKE, THENCE SOUTH 29 08'57" WEST ALONG THE WESTERLY LINE OF SAID LOT 46, AND THE EASTERLY LINE OF SAID LOT 45, A DISTANCE OF 156.09 FEET TO THE SOUTHWESTERNMOST CORNER OF SAID LOT 46, AND THE SOUTHEASTERNMOST CORNER OF SAID LOT 45; THENCE SOUTH 53 21 '59" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 46 A DISTANCE OF 20.00 FEET; THENCE NORTH 22 01'36" EAST A DISTANCE OF 159.93 FEET TO THE POINT OF BEGINNING.
Parcel ID No.:
24-29-30-290808-000450
Property Address:
825 Whisper Woods Drive,
Lakeland, FL 33813.

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

IMPORTANT

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

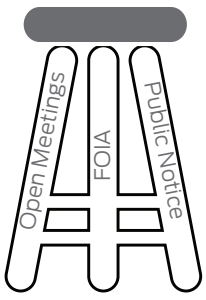
Dated: August 19, 2026

BITMAN O'BRIEN, PLLC
/s/Samantha Darrigo
Samantha Darrigo, Esquire
Florida Bar No.: 92331
sdarrigo@bitman-law.com
kimy@bitman-law.com
610 Crescent Executive Ct., Suite 112
Lake Mary, FL 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-3114
Attorneys for Plaintiff
Aug. 28; Sept. 4, 2026 26-01772K

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency





This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

Accessibility

Independence

Verifiability

Archivability

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNLV18187

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

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

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

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

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

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

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