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 11 - SEPTEMBER 17, 2026

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2027 CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Champion's Reserve Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held **at the at The Polk County Sheriff's Northeast Substation Office Located at 1100 Dunson Rd, Davenport FL 33896** on the following dates and times:

November 17, 2026 6:00 p.m.
May 18, 2027
Preliminary Budget Meting 6:00 p.m.
August 17, 2027
Final Budget Hearing 6:00 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (407) 566-1935, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Lee Graffius
District Manager
September 11, 2026 26-01918K

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 Twin Peaks located at 3901 US Highway 98 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 4th day of September, 2026

Summit Twin Restaurant
Lakeland FL LLC
September 11, 2026 26-01906K

FIRST INSERTION

Public Notice

FLORIDA SOUTHWESTERN STATE COLLEGE (FSW) REQUEST FOR QUALIFICATIONS (RFQ) NO. 26-03 2027 COLLEGE-WIDE GENERAL CONTRACTOR PREQUALIFICATION

Florida SouthWestern State College ("FSW" or the "College") is accepting applications from qualified contractors for 2027 College-Wide General Contractor Prequalification, pursuant to applicable Florida law and Chapter 4, Section 4.1 of the 2014 State Requirements for Educational Facilities (SREF). Contractors approved through this process will be prequalified for the period January 1, 2027 through December 31, 2027, subject to the terms and conditions of the RFQ and final approval by the College.

Applicants must meet all qualification requirements established in the RFQ, including applicable contractor licensure, financial and bonding capacity, relevant construction experience, and insurance requirements. Applicants must demonstrate a minimum single-project bonding capacity of $1,000,000. The complete RFQ, application requirements, required forms, and instructions for electronic submission are available through the College's electronic solicitation portal: https://www.bidnetdirect.com/florida/floridasouthwestern RFQ Issued: September 8, 2026

Deadline for Written Questions: September 15, 2026, at 2:00 p.m. ET Applications Due: October 6, 2026, at 2:00 p.m. ET Notice of Intended Prequalification: Anticipated on or about October 19, 2026. Publication dates: Sept 11, 18, and 25, 2026

Sept. 11, 18, 25, 2026 26-01904K

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF ACTION FOR ADOPTION

IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR DUVAL COUNTY, FLORIDA
CASE NO: 16-2026-DR-15739
DIVISION: FM-C

IN RE: The Matter of the Termination of Parental Rights for the Proposed Adoption of Minor Child Baby Boy Ayala-Lopez, DOB 8/28/26.

TO: Unknown African American, Bi-Racial or Caucasian Male, Conception in Melbourne, Florida on or around December, 2025; Baby Boy Ayala-Lopez DOB: 8/28/26.

YOU ARE NOTIFIED that a Petition for Termination of Parental Rights Pending Adoption has been filed by Lauren Kingry, Esquire whose address is 253 18th Ave North, Jacksonville Beach, FL 32250. You may object to this action by filing a written objection with the Clerk of the Circuit Court by 10/19/2026, in Room 1191, Duval County Courthouse, 501 West Adams Street, Jacksonville, FL 32202. If you fail to respond, a hearing in this matter will occur at the Courthouse. The Court will reserve 10 minutes for this hearing.

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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO APPEAR AT THE HEARING OR TO FILE A WRITTEN RESPONSE TO THIS NOTICE CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

Dated: 09/03/2026

Jody Phillips
Clerk Of The Circuit Court
(SEAL) By: Jamesha Day
Deputy Clerk

Sept. 11, 18, 25; Oct. 2, 2026
26-01891K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of ISAURA MEDINA will, on September 23, 2026, at 10:00 a.m., at 369 Dawn Street, Lot #369, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1981 LIBE MOBILE HOME, VIN: 10L12818, TITLE NO.: 0017905286

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#31021-15008)
September 11, 18, 2026 26-01894K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that DAVID EUGENE SUGGS, OWNER, desiring to engage in business under the fictitious name of PERFECT HEALTH MARKET .COM located at 1040 OHIO ST. SE., FT MEADE, FLORIDA 33841 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

September 11, 2026 26-01888K

FIRST INSERTION

3rd AMENDED NOTICE OF ACTION FOR PUBLICATION

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2026-DR-002555
Division: [*01*]

ERIKA VANESSA GARCIA SOLORZANO. Petitioner, and
RAFAEL ANTONIO JIMENEZ, Respondent

TO: RAFAEL ANTONIO JIMENEZ

YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Grace Flores, Esq, Petitioner's attorney, whose address is 33 E. ROBINSON STREET, SUITE 207, Orlando, Florida 32801, on or before [*10/07/26*] (28 after the first publication), and file the original with the clerk of this court at POLK County Courthouse, 225 N Broadway Ave, Bartow, Florida 33830, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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 this 31st day of August, 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) By: Karina Mascorro
Deputy Clerk

Grace Flores, Esq,
Petitioner's attorney,
33 E. ROBINSON STREET,
SUITE 207,
Orlando, Florida 32801
Sept. 11, 18, 25; Oct. 2, 2026
26-01901K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of LOUIS O. NEWTON and ANCHOR HOUSE INC OF POLK COUNTY f/k/a ANCHOR HOUSE MINISTRIES INC. will, on September 24, 2026, at 8:30 a.m., at 918 Birdie Court, Lot #918, Winter Haven, Polk County, Florida 33881; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1988 MERI MOBILE HOME, VIN: CH15825341, TITLE NO.: 0045553408

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#11310-304)
September 11, 18, 2026 26-01896K

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 ILITHEREA PRESS located at 243 5 Iron Drive in the City of Mulberry, Polk, FL 33860 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of September, 2026

Sean P Simes
September 11, 2026 26-01889K



FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of GF55 Architects located at 2540 McArthur St, in the County of Polk, in the City of Lakeland, Florida 33801 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland, Florida, this 03 day of September, 2026.

Vivian Spencer
September 11, 2026 26-01907K

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 10/05/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585. NAME: ESQUIRE CUSTOM COACH LLC. 5YFEPMAE8NP322658 2022 TOYT 4128.32 TEL: 813-697-1791 MV#: MV117216 LOCATION: 1604 OLIVE ST, LAKELAND, FL 33815 / TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN "AS IS" CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/

September 11, 2026 26-01905K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA
CASE 2026 CP 2494
IN RE ESTATE OF DUSTIN JOHN MERRILL, Deceased

The administration of the Estate of DUSTIN JOHN MERRILL, deceased, whose date of death was July 19, 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. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

The 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 Sec. 732.216-732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Sec. 732.2211, Fla. Stat. The written demand must be filed with the Clerk.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmatured, contingent, or unliquidated claims, on whom a copy of this Notice is 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 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, including unmatured, contingent, or unliquidated claims, 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.

Publication of this Notice first occurred on September 11, 2026.

CHRISTINA MERRILL
Personal Representative

ROBERT T. MAGILL, ESQUIRE
Florida Bar #64371
MAGILL LAW OFFICES
Post Office Box 922
Orlando, Florida 32802
Telephone: (407) 614-4509
Email: robert@magill-law.com
Attorney for Personal Representative
September 11, 18, 2026 26-01884K

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 Florida Online Notary located at 1114 Pisgah Pl, in the City of Lakeland, Polk, FL 33801-6263 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of September, 2026

Aaron Scott
September 11, 2026 26-01887K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of ANGELINA SALMON WALLACE and UNKNOWN TENANT IN POSSESSION will, on September 23, 2026, at 10:30 a.m., at 237 Ken Ave., Lot #237, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1979 FAMI MOBILE HOME, VIN: FH2480, TITLE NO.: 0016761321

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#31021-15009)
September 11, 18, 2026 26-01895K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 53-2026-CP-002533-A000-BA
Division 14

IN RE: ESTATE OF HAZEL TAYLOR TOWNSEND a/k/a HAZEL E. TOWNSEND Deceased.

The administration of the estate of Hazel Taylor Townsend a/k/a Hazel E. Townsend, deceased, whose date of death was July 8, 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 11, 2026.

Personal Representative:
Steve K. Townsend
599 Baywood Drive N
Dunedin, Florida 34698

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 11, 18, 2026 26-01892K

FIRST INSERTION

NOTICE TO KNOWN CREDITORS

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026CP002541A000BA

IN RE: ESTATE OF TRUDY E. ARTERS A/K/A GERTRUDE ARTERS, Deceased.

The administration of the estate of Trudy E. Arters a/k/a Gertrude Arters, deceased, whose date of death was October 13, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 205 North Dixie Highway, West Palm Beach, FL 33401. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

YOU ARE HEREBY NOTIFIED that you are a known creditor of the decedent or the decedent's estate. You are required to file any claim you may have against the estate with the clerk of the above court at the address listed above, and to serve a copy of your claim on the personal representative's attorney, whose name and address are set forth below.

ALL CLAIMS NOT FILED WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THE NOTICE TO CREDITORS OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF THIS NOTICE ON YOU ARE 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 the Notice to Creditors is: September 11, 2026

Personal Representative:
Keith Martin Arters
1359 N. Church Street,
Hazle Township, PA 18202

Attorney for Personal Representative:
By: /s/ Lindsay Karten
Lindsay Karten, Esq.
Karten Legal
3386 Churchill Drive
Boynton Beach, FL 33435
Telephone: (561) 839-3223
Email: Lindsay@kartenlegal.com
September 11, 18, 2026 26-01882K

FIRST INSERTION

NOTICE TO CREDITORS.

The administration of the estate of THOMAS EDWIN AIDS, JR., deceased, whose date of death was August 6, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Drawer CC-4, 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 11, 2026.

Personal Representative:
NICHOLAS W. BILBREY
78 Vi Road
Winter Haven, Florida 33880

Attorney for Personal Representative:
DAVID C. FALL, ESQ.
Florida Bar Number: 0105891
238 N. Massachusetts Avenue
Lakeland, Florida 33801
Telephone: (863) 397-6065
E-Mail: david@dcflegal.com
September 11, 18, 2026 26-01917K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 532025CA004854
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PRP TRUST, SERIES 2024 COTTAGE-TT-VI,
Plaintiff, v.
EDGARD SAINT ELOI, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 26, 2026 and entered in Case No. 532025CA004854 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein LOUISIA LIGERME AND EDGARD SAINT ELOI, are the Defendants. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on October 15, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 1073, POINCIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF RECORDED BOOK 53, PAGES 4 THROUGH 18, OF THE PUBLIC ECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 339 DRUM CT, KISSIMMEE, FL 34759 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By:
/s/ Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
September 11, 18, 2026 26-01911K

--- ESTATE---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 53-2026-CP-002691-A000-BA
IN RE: ESTATE OF VESTA LORRAINE GELLENBECK, AKA VESTA LORRAINNE GELLENBECK
Deceased.

The administration of the estate of Vesta Lorraine Gellenbeck, aka Vesta Lorrainne Gellenbeck, deceased, whose date of death was July 19, 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 11, 2026.

Personal Representative:
Amy Dena Frost
14569 Horseshoe Trace
Wellington, Florida 33414

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 11, 18, 2026 26-01893K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA002829A000BA
SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES.,
Plaintiff, vs.
RESHAY BROOKS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 13, 2026 in Civil Case No. 2025CA002829A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES. is Plaintiff and Reshay Brooks, 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 29th day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 31, Kensington View, according to the plat thereof, recorded in Plat Book 166, Page 50, 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
25-12498FL
September 11, 18, 2026 26-01909K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA002909
NATIONS DIRECT MORTGAGE, LLC,
Plaintiff, VS.
VERONICA ROSADO; DOMINGO RIVERA; et al.,
Defendant(s).

TO: The Preserve at Cinnamon Ridge Property Owners Association, Inc.
Last Known Residence: 6909 Beach Blvd Hudson, FL 34667
TO: Veronica Rosado
Last Known Residence: 878 Killearn Blvd Winter Haven, FL 33880

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

LOT 111, CINNAMON RIDGE PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE(S) 17, 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 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 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 31, 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
1221-264B
Ref# 23844
September 11, 18, 2026 26-01881K

FIRST INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP002815
IN RE: ESTATE OF RAYMOND JOHN KEATING
aka Raymond J. Keating
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Raymond John Keating, deceased, File Number 2026CP002815, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830; that the decedent's date of death was July 11, 2026; that the total value of the estate is $103,570.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
David T. Keating
57 Washington Street
North Tonawanda, NY 14120
Jonathan P. Keating
57 Washington Street
North Tonawanda, NY 14120

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is September 11, 2026.

Person Giving Notice:
David T. Keating
57 Washington Street
North Tonawanda, New York 14120

Attorney for Person Giving Notice:
Katherine M. Liebner, Esq.
E-mail Addresses:
kliebner@gross-shuman.com,
jward@gross-shuman.com
Florida Bar No. 1008166
Gross Shuman PC
465 Main Street, Suite 600
Buffalo, New York 14203
4934-6703-9938, v. 3
September 11, 18, 2026 26-01903K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001165
IN RE: ESTATE OF MICHAEL GREENE,
Deceased.

The administration of the estate of MICHAEL GREENE, deceased, whose date of death was October 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.

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

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

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

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

I am disclosing that AI has been or may have been used in the filing, and certify, that each and every citation to the law or the record in the document, has been independently verified as accurate.

The date of first publication of this notice is September 11, 2026.

Personal Representative:
DAVID W. VELIZ
2925 WAUMPI TRAIL
MAITLAND, FLORIDA 32751

Attorney for Personal Representative:
DANIELLE WHITE, ESQUIRE
Florida Bar No. 1035906
VELIZ KATZ LAW
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Facsimile: (407) 849-7075
E-Mail: VelizKatz@VelizKatzLaw.com
Secondary:
Probate@VelizKatzLaw.com
Attorney for Petitioner
September 11, 18, 2026 26-01886K

FIRST INSERTION

NOTICE OF ADMINISTRATION
(**intestate**)
IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA
CASE 2026 CP 2494
IN RE ESTATE OF DUSTIN JOHN MERRILL,
Deceased

The administration of the Estate of DUSTIN JOHN MERRILL, deceased, File Number 2026 CP 2494, 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. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in section 90.5021, Florida Statute, applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of a will, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

The 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 Sec. 732.216-732.228, Fla. Stat., applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Sec. 732.2211, Fla. Stat. The written demand must be filed with the Clerk.

Unless an extension is granted pursuant to section 432.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into the will.

CHRISTINA MERRILL
Personal Representative
ROBERT T. MAGILL, ESQUIRE
Florida Bar #64371
MAGILL LAW OFFICES
Post Office Box 922
Orlando, Florida 32802
Telephone: (407) 614-4509
robert@magill-law.com
Attorney for Personal Representative
September 11, 18, 2026 26-01883K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000251
IN RE: ESTATE OF LOIS KATHERINE FULKERSON,
Deceased.

The administration of the estate of LOIS KATHERINE FULKERSON, 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 PO Box 9000, 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.

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

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

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

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

I am disclosing that AI has been or may have been used in the filing, and certify, that each and every citation to the law or the record in the document, has been independently verified as accurate.

The date of first publication of this notice is September 11, 2026.

Personal Representative:
SHERRY GROOVER
2511 CALLOWAY DRIVE
ORLANDO, FLORIDA 32810

Attorney for Personal Representative:
DANIELLE WHITE, ESQUIRE
Florida Bar No. 1035906
VELIZ KATZ LAW
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Facsimile: (407) 849-7075
E-Mail: VelizKatz@VelizKatzLaw.com
Secondary:
Probate@VelizKatzLaw.com
Attorney for Petitioner
September 11, 18, 2026 26-01885K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP-002803
IN RE: ESTATE OF JOHN ROGER AUGHENBAUGH
Deceased.

The administration of the estate of John Roger Aughenbaugh, deceased, whose date of death was February 17, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal 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 11, 2026.

Personal Representatives:
Lynn D. Aughenbaugh A/K/A
Lynn D. Aughenbaugh Baker
327 Horseshoe Lane
Downingtown, Pennsylvania 19335
John R. Aughenbaugh, Jr.
11 Baybreeze Court
Manahawkin, New Jersey 08050

Attorney for Personal Representatives:
Mark W. Mangen, Esq., Attorney
Florida Bar Number: 1010768
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail:
MMangen@straughnturner.com
Secondary E-Mail:
ahall@straughnturner.com
September 11, 18, 2026 26-01902K

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2026CA000710
WHISPERING TRIALS HOMEOWNERS ASSOCIATION OF WINTER HAVEN, INC, a Florida non-profit Corporation,
Plaintiff(s), vs.
LUIS XAVIER VARGAS COLLAZO; ROSEMARIE LEGRAD MARTINEZ, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated September 3, 2026 in Case No. 2026CA000710 in the Circuit Court in and for Polk County, Florida wherein WHISPERING TRAILS HOMEOWNERS ASSOCIATION INC., a Florida non-profit Corporation, is Plaintiff, and LUIS XAVIER VARGAS COLLAZO; ROSEMARIE LEGRAD MARTINEZ, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on NOVEMBER 2, 2026. ( ) www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 217, WHISPERING TRAILS PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGE 49, PUBLIC RECORDS OF POLK, COUNTY, FLORIDA.
A/K/A: 2888 WHISPERING TRAILS DR, WINTER HAVEN, FL 33884.

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

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: September 6, 2026
FLORIDA COMMUNITY LAW GROUP, P.L.
Attorneys for Plaintiff
P.O. Box 292965
Davie, FL 33329-2965
Tel: (954) 372-5298
Fax: (866) 424-5348
Email: jared@flclg.com
By: /s/ Jared Block
Jared Block, Esq.
Florida Bar No. 90297
September 11, 18, 2026 26-01910K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2026CP001516A000BA
IN RE: ESTATE OF SOFIA P. ECONOMOU, (A/K/A SOPHIA P. ECONOMOU)
Deceased.

The administration of the Estate of SOFIA P. ECONOMOU (A/K/A SOPHIA P. ECONOMOU), Deceased, whose date of death was February 27, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. BOX 9000, #CC-4, Bartow, FL 33831. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The date of first publication of this Notice is September 11, 2026.

Personal Representative:
PANAGIOTE ECONOMOU
315 PUTTER CIRCLE
WINTER HAVEN, FL 33881
Attorney for Personal Representative:
BARRY A. DIAMOND, #471770
LAW OFFICES OF
BARRY A. DIAMOND, P.A.
Coral Springs Professional Campus
5541 N. University Drive, Suite 103
Coral Springs, Florida 33067
Telephone: (954) 752-5000
September 11, 18, 2026 26-01916K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CA-005377
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
IRVING JOHN SANTIAGO, JR., et al.,
Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on October 12, 2026, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 284, BELLA VITA PHASE 1A and 1B-1, according to the plat as recorded in Plat Book 183, Pages 8 through 16, inclusive, of the Public Records of Polk County, Florida.
Property Address: 312 Gina Lane, Davenport, FL 33837

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

SUBMITTED on this 4th day of September, 2026.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
September 11, 18, 2026 26-01899K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-000013
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
MANUEL ANTONIO GONZALEZ RIOS, et al.,
Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on October 20, 2026, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 129, WESTRIDGE PHASE 3, according to the Plat thereof, recorded in Plat Book 98, Page(s) 37 and 38, of the Public Records of Polk County, Florida.
Property Address: 111 Durango Loop Street, Davenport, FL 33897

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

SUBMITTED on this 8th day of September, 2026.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
September 11, 18, 2026 26-01913K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CA003327
GUILD MORTGAGE COMPANY LLC,
Plaintiff, v.
BRITNI S. MCCAIN, et al.,
Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on October 12, 2026, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 37, DEATON'S ESTATES, according to the map or plat thereof, as recorded in Plat Book 48, Page(s) 1, of the Public Records of Polk County, Florida.
Property Address: 4710 Joyce Drive, Lakeland, FL 33805

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

SUBMITTED on this 3rd day of September, 2026.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
September 11, 18, 2026 26-01890K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2026CA002342A000BA
Freedom Mortgage Corporation
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Kenneth Avery Nixon, Deceased; et al
Defendants.

TO: Kendric Rashad Nixon a/k/a Kendric R. Nixon a/k/a Kendric Nixon
Last Known Address: 10835 Perry Dr, Miami, FL 33176

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

LOT 213, BLOCK D, RIDGEWOOD LAKES VILLAGE 4B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE 7, 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 10/13/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on AUG 26 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-F01382
September 11, 18, 2026 26-01914K

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.: 2026CA000964A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
CLAYTON GREENHAM A/K/A CLAYTON WESLEY GREENHAM; DISCOVER BANK; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF CLAYTON GREENHAM A/K/A CLAYTON WESLEY GREENHAM
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 29 day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST 100.00 FEET OF THE EAST 545.00 FEET OF THE NORTH 262 FEET OF U.S. GOVERNMENT LOT NO. 4 IN SECTION 11, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY FLORIDA LESS ROAD RIGHT OF WAY.
PROPERTY ADDRESS:
1995 HELENA RD,
WINTER HAVEN, FL 33884

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 04 day of September 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
25-03515
September 11, 18, 2026 26-01897K

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.: 2025CA005023A000BA
CROSSCOUNTRY MORTGAGE, LLC,
Plaintiff, vs.
WISLANDE SULLY; ORCHID TERRACE PHASE 1 HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CHRISTOPHER MORALES; VANESSA SULLY; UNKNOWN SPOUSE OF VANESSA SULLY; 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 29 day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, ORCHID TERRACE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGE(S) 1 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
144 DENALI ST,
HAINES CITY, FL 33844

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 04 day of September 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
25-04897
September 11, 18, 2026 26-01898K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 532022CA002324000000
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V,
Plaintiff, v.
SASHA JAYA RAGBIR, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 12, 2025 and entered in Case No. 532022CA002324000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein SASHA JAYA RAGBIR, et. al., are the Defendants. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on October 9, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

ALL THAT PROPERTY SITUATE IN THE COUNTY OF POLK AND STATE OF FLORIDA DESCRIBED AS:
LOT 25, DRAYTON-PRESTON WOODS AT PROVIDENCE-PHASE 2, ACCORDING TO THE PLAT THEREOF,AS RECORDED IN PLAT BOOK 161, PAGE 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PARCEL ID:
28-26-07-932851-000250

and commonly known as: 389 BRUNSWICK DR., DAVENPORT, FL 33837 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By:
/s/ Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
September 11, 18, 2026 26-01908K

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION – CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 2025CA004071
UNITED WHOLESALE MORTGAGE, LLC.
Plaintiff, -vs-
LATRICIA YOLANDA FRYER, TEQUILA WILLIAMSON, ET. AL,
Defendant(s)
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE OF CHARLES JAMES WILLIAMSON, JR, DECEASED
6448 GARDNER DR
LAKELAND, FL 33813

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

LOT 43, ANISTON, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 180, PAGES 7 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 6448 Gardner Drive, Lakeland, FL 33813

The action was instituted in the Circuit Court, Tenth Judicial Circuit in and for Polk, County, Florida; Case No. 2025CA004071; and is styled UNITED WHOLESALE MORTGAGE, LLC. vs. Charles J Williamson Jr. You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication on or before 10/13/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

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

Dated the 27th day of August, 2026
STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court and Comptroller
(SEAL) By: V. Farrer
As Deputy Clerk

Quintairos, Prieto, Wood & Boyer, P.A.
Attn: Foreclosure Service Department
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
Phone: (855) 287-0240
Fax: (855) 287-0211
E-service:
servicecopies@qpwblaw.com
Matter No.: FL-009014-25
September 11, 18, 2026 26-01879K

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. 2026CA000061A000BA
TRUIST BANK,
Plaintiff, vs.
JUAN PEREZ BELTRAN A/K/A JUAN BELTRAN, et al.,
Defendant.
To: ANGELINA MARIA BELTRAN A/K/A ANGELINA BELTRAN
803 S 1ST , LAKE WALES, FL 33853
REBECCA HUNT FERRY
290 SANDSTONE DR,
RAEFORD NC 28376
UNKNOWN SPOUSE OF REBECCA HUNT FERRY
290 SANDSTONE DR,
RAEFORD NC 28376
UNKNOWN SPOUSE OF SAMUEL HUNT
346 DR JA WILTSHIRE AVE E,
LAKE WALES FL 33853
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 32, TEMPLE GROVE TERRACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 38, 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 September 28, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 31st day of July, 2026.
STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: Lynnette Burke
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-13894FL
September 11, 18, 2026 26-01877K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10th JUDICAL CIRCUIT, IN AND FOR POLK, FLORIDA.
CASE No. 2026CA002217A000BA
SUN WEST MORTGAGE COMPANY, INC.,
Plaintiff vs.
MICHAEL RYAN GOMMEL AKA MICHAEL R. GOMMEL AKA RYAN GOMMEL AKA MICHAEL GOMMEL, et al.,
Defendants
TO: CHRISTY LYNN GOMMEL AKA CHRISTY GOMMEL
293 JAMES CIRCLE,
LAKE ALFRED, FL 33850
8615 HAVASU DRIVE,
ORLANDO, FL 32829
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 15, TRACT 3, THE LAKES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 28 AND 29, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before 10/13/2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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.

WITNESS MY HAND AND SEAL OF SAID COURT on this 27 day of August.
Stacy M Butterfield
As Clerk of said Court
By: V. Farrer
As Deputy Clerk

Greenspoon Marder, LLP,
Default Department,
Attorneys for Plaintiff,
Trade Centre South, Suite 700,
100 West Cypress Creek Road,
Fort Lauderdale, FL 33309
(26-001160-01)
September 11, 18, 2026 26-01922K

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.: 532026CA003097A000BA
WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2,
Plaintiff, v.
PATRICIA J. MONTGOMERY, et al.,
Defendants.
TO: PATRICIA J. MONTGOMERY
Last Known Address: 2018 Buechel Bank Road, Lousiville, KY 40218-0000

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

LOT 21, HIGHLANDS CROSSING PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 118, PAGE 22, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
including the buildings, appurtenances, and fixture located thereon.
Property Address: 6515 Beal Lane, 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 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.

Default Date: 10/06/2026

WITNESS my hand and seal of this Court at Polk, Florida on this 18th day of August, 2026.
Stacy M. Butterfield
POLK CLERK OF COURT
POLK COUNTY CLERK OF COURT
(SEAL) By: V. Farrer
Deputy Clerk

HOWARD LAW,
Plaintiff's attorney,
902 Clint Moore Road, Suite 220,
Boca Raton, FL 33487
September 11, 18, 2026 26-01900K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2025CA003883A000BA
WHISPERING TRAILS HOMEOWNERS ASSOCIATION OF WINTER HAVEN INC, a Florida non-profit Corporation,
Plaintiff, vs.
DORIA ARIZONA LUMPKIN, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated September 2, 2026 in Case No. 2025CA003883A000BA in the Circuit Court in and for Polk County, Florida wherein WHISPERING TRAILS HOMEOWNERS ASSOCIATION INC., a Florida non-profit Corporation, is Plaintiff, and DORIA ARIZONA LUMPKIN; JAMES WILLIAMS, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on OCTOBER 7, 2026. ( ) www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 23, WHISPERING TRAILS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 27 AND 28, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
A/K/A: 2331 WHISPERING TRAILS PLACE, WINTER HAVEN, FL 33884.

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

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: September 8, 2026
FLORIDA COMMUNITY LAW GROUP, P.L.
Attorneys for Plaintiff
P.O. Box 292965
Davie, FL 33329-2965
Tel: (954) 372-5298
Fax: (866) 424-5348
Email: jared@flclg.com
By: /s/ Jared Block
Jared Block, Esq.
Florida Bar No. 90297
September 11, 18, 2026 26-01921K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10th JUDICAL CIRCUIT, IN AND FOR POLK, FLORIDA.
CASE No. 2026CA002217A000BA
SUN WEST MORTGAGE COMPANY, INC.,
Plaintiff vs.
MICHAEL RYAN GOMMEL AKA MICHAEL R GOMMEL AKA RYAN GOMMEL AKA MICHAEL GOMMEL, et al.,
Defendants
TO: CHRISTY LYNN GOMMEL AKA CHRISTY GOMMEL
293 JAMES CIRCLE,
LAKE ALFRED, FL 33850
8615 HAVASU DRIVE,
ORLANDO, FL 32829
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 15, TRACT 3, THE LAKES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 28 AND 29, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before 10/31/2026 otherwise a default and 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 this 27 day of August.
Stacy M Butterfield
As Clerk of said Court
(SEAL) By: V. Farrer
As Deputy Clerk

Greenspoon Marder, LLP,
Default Department,
Attorneys for Plaintiff,
Trade Centre South, Suite 700,
100 West Cypress Creek Road,
Fort Lauderdale, FL 33309
(26-001160-01)
September 11, 18, 2026 26-01880K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2023CA00571400000
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2,
Plaintiff, vs.
VINCENT AKHIMIE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 19, 2025, and entered in 2023CA00571400000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2 is the Plaintiff and VINCENT AKHIMIE are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on October 02, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 61, LAKE POINT SOUTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOO 68, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address:
1212 CANDLEWOOD DR,
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 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 8 day of September, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-230646 - EuE
September 11, 18, 2026 26-01920K

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. 2026CA002865A000BA
SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES,
Plaintiff, vs.
CHRISTOPHER DOUGLAS COLLINS, et al.,
Defendant.
To: CHRISTOPHER DOUGLAS COLLINS
3612 LAKE TELFLER DR,
ORLANDO, FL 32817
CHRISTOPHER DOUGLAS COLLINS
226 LAKE RING DR,
WINTER HAVEN FL 33884
UNKNOWN SPOUSE OF CHRISTOPHER DOUGLAS COLLINS
3612 LAKE TELFLER DR,
ORLANDO, FL 32817
UNKNOWN SPOUSE OF CHRISTOPHER DOUGLAS COLLINS
226 LAKE RING DR,
WINTER HAVEN FL 33884
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF HERSHEL DOUGLAS COLLINS A/K/A HESCHEL DOUGLAS COLLINS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS UNKNOWN
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 314, VALENCIA WOOD: THE WEST 15 FEET OF LOT 210 AND ALL OF LOT 209 AND THE EAST 25 FEET OF LOT 208, ELOISE WOODS, LAKE MARIAM UNIT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 49, 49A AND 49B, 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 October 12, 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 4th day of September, 2026.
STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: /s/ Sharon Doner
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-14455FL
September 11, 18, 2026 26-01915K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2025CA005359A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
GEORGE JUSTIN TRINCHET;
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated September 3, 2026, and entered in Case No. 2025CA005359A-000BA, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. LAKEVIEW LOAN SERVICING, LLC, is Plaintiff and GEORGE JUSTIN TRINCHET, are defendants. Stacy M. Butterfield, Clerk of Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash Via the Internet at www.polk.realforeclose.com at 10:00 a.m., on the 8TH day of OCTOBER, 2026, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 27.00 FEET OF LOT 4, LESS THE WEST 76.00 FEET THEREOF AND LOT 6, LESS THE WEST 76.00 FEET THEREOF, H.E. KNOWLES SUBDIVISION OF FORT MEADE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 2, 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 Administrative, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Office of the Court Administrative, 255 N. BroadwayAvenue, Bartow, Florida 33830, (863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 8th day of September, 2026
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
FN21154-25RM/sap
September 11, 18, 2026 26-01919K

--- 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. 2026CA002257A000BA
SELENE FINANCE, LP,
Plaintiff, vs.
YUDY L LORA DIAZ, et al.,
Defendant.

To: YUDY L LORA DIAZ
257 SUMMERLIN LN,
HAINES CITY, FL 33844
YUDY L LORA DIAZ
1898 BROCKRIDGE RD.,
KINDRED, FL 34744
UNKNOWN SPOUSE OF
YUDY L LORA DIAZ
1898 BROCKRIDGE RD.,
KINDRED, FL 34744
UNKNOWN SPOUSE OF
YUDY L LORA DIAZ
257 SUMMERLIN LN,
HAINES CITY, FL 33844
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF POLK, STATE OF FLORIDA, TO-WIT: LOT 144 OF SUMMERLIN GROVES PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 179, PAGE(S) 48-49, 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 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 28 day of August, 2026.

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

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-20641FL
September 11, 18, 2026 26-01876K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2026CA002788A000BA
KIAVI FUNDING, INC.,
Plaintiff, v.
MICHAEL DALOISIO, CO-TRUSTEE OF 545 BROOKS LAND TRUST, A FLORIDA COMMON LAW TRUST DATED SEPTEMBER 12, 2024; GLADISNELL AKERS, CO-TRUSTEE OF 545 BROOKS LAND TRUST, A FLORIDA COMMON LAW TRUST DATED SEPTEMBER 12, 2024; 545 BROOKS LAND TRUST, A FLORIDA COMMON LAW TRUST DATED SEPTEMBER 12, 2024; JAE PARK A/K/A JAE HYUN PARK, AN INDIVIDUAL; GLADISNELL AKERS; CRYSTAL FABBIANI; UNKNOWN BENEFICIARIES OF 545 BROOKS LAND TRUST, A FLORIDA COMMON LAW TRUST DATED SEPTEMBER 12, 2024; COASTAL POINTE CONSTRUCTION LLC; UNKNOWN SPOUSE OF SARAH CHRISTIAN CALLEN FKA SARAH C. MORALES; UNKNOWN SPOUSE OF ANGEL L. MORALES; MARY LYNN DAHLE; 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 SUBJECT PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

To the following Defendant(s):
GLADISNELL AKERS, CO-TRUSTEE OF 545 BROOKS LAND TRUST, A FLORIDA COMMON LAW TRUST DATED SEPTEMBER 12, 2024
(LAST KNOWN ADDRESS)
12015 GRAMMER LANE
ORLANDO, FL 328321
GLADISNELL AKERS
(LAST KNOWN ADDRESS)
12015 GRAMMER LANE
ORLANDO, FL 328321
UNKNOWN BENEFICIARIES OF 545 BROOKS LAND TRUST, A FLORIDA COMMON
LAW TRUST DATED SEPTEMBER 12, 2024;
(LAST KNOWN ADDRESS)
545 BROOKS COURT
POLK CITY, FL 33868
UNKNOWN SPOUSE OF SARAH CHRISTIAN CALLEN FKA SARAH C. MORALES
(LAST KNOWN ADDRESS)
3532 NORTH 580 W
RUSHVILLE, TN 46173
UNKNOWN SPOUSE OF
ANGEL L. MORALES
(LAST KNOWN ADDRESS)
430 SOMERSET DRIVE
AUBURNDALE, FL 33823
MARY LYNN DAHLE
(LAST KNOWN ADDRESS)
545 BROOKS COURT
POLK CITY, FL 33868

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

ALL THAT CERTAIN LAND SITUATE IN POLK COUNTY, FLORIDA, VIZ:
THE EASTERLY ONE-HALF OF THE NORTHERLY 150 FEET OF LOT 1, BLOCK 64, AMENDED MAP OF POLK CITY, POLK COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 1 AND 1A, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT A NON-EXCLUSIVE EASEMENT FOR ROAD RIGHT-OF-WAY OVER THE SOUTHERLY 10 FEET THEREOF. AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT AS TO THE SOUTHERLY 10 FEET OF THE NORTHERLY 160 FEET OF THE EASTERLY ONE-HALF OF SAID LOT 1, BLOCK 64.
AND
THE WESTERLY ONE-HALF OF THE NORTHERLY 150 FEET OF LOT 1, BLOCK 64, AMENDED MAP OF POLK CITY, POLK COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 1 AND 1A, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT A NON-EXCLUSIVE EASEMENT FOR ROAD RIGHT-OF-WAY OVER THE SOUTHERLY 10 FEET THEREOF. AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT AS TO THE SOUTHERLY 10 FEET OF THE NORTHERLY 160 FEET OF THE WESTERLY ONE-HALF OF SAID LOT 1, BLOCK 64.
a/k/a 545 Brooks Court, Polk City, FL 33868

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 10-13-26, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this 17th day of August, 2026.

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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
File No: 3843.000422
September 11, 18, 2026 26-01878K

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.: 2024CA003170000000
PENNYMAC LOAN SERVICES, LLC
Plaintiff(s), vs.
FENTON FERDINAND; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 24, 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 8th day of October, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 8, Block A, Caldwell Estates, According To The Map Or Plat Thereof, As Recorded In Plat Book 37, Page(S) 28, Of The Public Records Of Polk County, Florida.
Property address: 116 Marjorie Avenue, Auburndale, FL 33823

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. 24-003866-2
September 11, 18, 2026 26-01912K

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



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

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

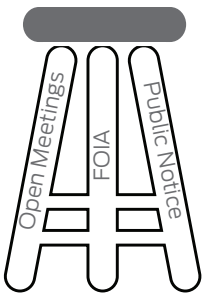
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906_V23

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.**

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNLV18187

PUBLISH YOUR LEGAL NOTICE



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

Email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20890_V5

SUBSEQUENT INSERTIONS

--- ACTIONS ---

SECOND 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

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

LV20890_V5

--- ESTATE---

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP-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

SECOND 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

SECOND 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

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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.

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

SECOND 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

SECOND 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

SECOND 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

--- SALES / ACTIONS ---

SECOND 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

SECOND 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

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. 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

SECOND 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

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. 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 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

SECOND 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

SECOND 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

SECOND 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 ---

SECOND 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

SECOND 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

SECOND INSERTION

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

SECOND 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA000462
CENTENNIAL BANK,
Plaintiff, vs.
ARMANDO DUQUE HERNANDEZ; et al.,
Defendants.

Notice is given that pursuant to a Summary Final Judgment of Foreclosure and Assessment of Reasonable Attorney's Fees, dated August 14, 2026, in Case No. 2026CA000462 of the Circuit Court for Polk County, Florida in which CENTENNIAL BANK is the Plaintiff and ADH ASSOCIATES LLC; BELLA PIAZZA CONDOMINIUM ASSOCIATION OF DAVENPORT, INC.; BERRY TOWN CENTER PROPERTY OWNERS' ASSOCIATION, INC.; and CREDIT ACCEPTANCE CORPORATION are the Defendants, Stacy M. Butterfield, Polk County Clerk of Court, will sell to the highest and best bidder for cash at www.polk.realforeclose.com on September 29, 2026 at 10:00 a.m., the following-described property set forth in the order of Final Judgment:

Unit 524, Building 5, BELLA PIAZZA, A CONDOMINIUM, according to the Declaration of Condominium thereof as recorded in Official Records Book 7613, Page 791, and all amendments thereto, Public Records of Polk County, Florida, together with an undivided interest in and to the common and limited common elements appurtenant to said unit as set forth in the declaration.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner, as of the date of the lis pendens, must file a claim within 60 days after the sale.

NOTIFICATION

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/ J. Timothy Schulte
J. Timothy Schulte, Esquire
Florida Bar No.: 769169
ZIMMERMAN, KISER & SUTCLIFFE, P.A.
315 E. Robinson St.,
Suite 600 (32801)
P.O. Box 3000
Orlando, FL 32802
Telephone: (407) 425-7010
Facsimile: (407) 425-2747
tschulte@zkslaw.com
jjanerrojas@zkslaw.com
service@zkslaw.com
Counsel for Plaintiff
[10433-258/12268050/1]
September 4, 11, 2026 26-01846K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 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

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 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

SECOND 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

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

--- PUBLIC SALES / ACTIONS ---

THIRD 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

FOURTH 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

FOURTH 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

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
POLK COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
POLK COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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