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 18 - SEPTEMBER 24, 2026

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Landscape and Irrigation Installation Services
Notice Of Request For Proposals For Construction Services
CITY OF LAKE WALES, POLK COUNTY, FLORIDA

The Peace Crossing Community Development District ("**District**") is a local unit of special-purpose government established under Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and maintaining public infrastructure improvements. The District hereby requests proposals from firms to provide labor, materials, equipment, and construction services necessary for the District's ViaTerra Blvd Landscape and Irrigation Installation Services Project ("**Project**"). The Project consists of construction and/or installation of Landscape work improvements along ViaTerra Blvd for the Peace Crossing community, including, but not limited to, site preparation, material procurement, installation and maintenance required until final acceptance. Notable features of the project include installation of a groundwater well, irrigation pump station, design and installation of an irrigation system, and installation of proposed landscaping.

The Project is more particularly defined in the project manual ("**Project Manual**"), which includes the plans and specifications for the Project prepared by Stantec Consulting Services, Inc. ("**Design Architect**") and distributed by Stantec Consulting Services, Inc. ("**District Engineer**"). The construction services will be performed under a fixed-price contract and in accordance with all applicable local, State, and Federal laws, regulations, and executive orders, including, but not limited to Polk County, City of Lake Wales, and Florida Department of Environmental Protection (FDEP).

The Project Manual, consisting of instructions to Proposers, technical information, contract forms, Proposal forms, construction plans, and other materials, will be available upon request from rebecca.tucker@stantec.com beginning **September 18, 2026 at 9:00 a.m. (EST).** The District reserves the right in its sole discretion to make changes to the Project Manual up until the time the Proposals are opened, and to provide notice of such changes only to those proposers who have indicated their intent to submit a Proposal by attending the pre-proposal conference (described herein) and registering at that meeting.

To be eligible to submit a proposal, and in addition to any other requirements set forth in the Project Manual, an interested firm must hold all required local, state and federal licenses in good standing and be authorized to do business in Polk County and the State of Florida**. TIME IS OF THE ESSENCE WITH RESPECT TO THE PROJECT.**

There will be a **mandatory pre-proposal conference held remotely via Microsoft Teams on September 24, 2026 at 11:15 a.m. (EST). Failure to attend may preclude a Proposer from responding to this Request for Proposal.** Access to the remote conference is as follows: **https://teams.microsoft.com/meet/2628918654150 62?p=eoB6z2Sz1xE6rMssOV, Meeting ID: 262 891 865 415 062, Passcode: g8Fx6jT7, Dial in by phone, +1 587-414-2460,,635198715# Canada, Edmonton), (833) 266-3861, 635198715# Canada (Toll-free), Find a local number, Phone conference ID: 635 198 715#.** More information regarding the remote conference may be requested from the District Engineer. Any interested party who requires special accommodations and is unable to attend the mandatory pre-proposal conference remotely is asked to contact the District Engineer, Travis Fledderman, in advance at least 48 hours before the meeting at rebecca.tucker@stantec.com for assistance. All interested parties are encouraged to submit questions and comments related to the pre-proposal conference to the District Engineer, Travis Fledderman, in advance at rebecca.tucker@stantec.com, to facilitate consideration of such questions and comments during the meeting.

Firms desiring to provide services for this Project must submit one (1) original and one (1) electronic copy (PDF format, Schedule of values in an Microsoft Excel and PDF format, all documents included on a USB flash drive) of the required proposal no later than October 22, 2026 at 10:00 a.m. (EST), at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, c/o Ernesto Torres, District Manager (or at an alternative location to be determined and announced). Proposals received after that time will not be considered. Additionally, each Proposer shall supply a bid bond, or cashier's check, made payable to the District and in the sum equal to five percent (5%) of the total amount of the bid with its proposal. Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation "RESPONSE TO PROPOSAL FOR PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT – LANDSCAPE AND IRRIGATION INSTALLATION SERVICES ." The District reserves the right to return unopened to the proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of ninety (90) days after the proposal opening.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. **The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, waive minor or technical irregularities in any proposal, as it deems appropriate, and if the District determines in its discretion that is in the District's best interest to do so.** Any protest of the Project Manual, including, but not limited to the terms and specifications, must be filed with the District within 72 calendar hours (excluding Saturdays, Sundays and state holidays) after the Project Manual becomes available to Proposers, together with a protest bond in a form acceptable to the District and in the amount of $50,000.00. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest, or failure to timely post a protest bond, will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other law. Additional requirements for filing a protest can be found in the District's Rules of Procedure, which are available upon request.

The successful proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract (as described in the Project Manual), with a surety acceptable to the District, and in accordance with Section 255.05, Florida Statutes.

All questions regarding the Project Manual or the Project shall be directed in e-mail only to Travis Fledderman, District Engineer, at rebecca.tucker@stantec.com, with e-mail copies to Ernesto Torres, District Manager, at torrese@whhassociates.com, Michael Eckert, District Counsel, at michael.eckert@kutakrock.com, and Kate John, District Counsel, at kate.john@kutakrock.com.

NOTICE OF SPECIAL MEETING TO OPEN PROPOSALS

Pursuant to Section 255.0518, Florida Statutes, the proposals will be publicly opened at a special meeting of the District to be held on **October 27, 2026 at 10:00 a.m. (EST)** at the City of Davenport Tom Fellows Community Center, 207 North Boulevard West, Davenport, Florida 33837. The purpose of the special meeting will be to announce the names of the proposers and pricing. No decisions of the District's Board of Supervisors ("Board") will be made at that time. A copy of the agenda for the meeting can be obtained from Ernesto Torres ("**District Manager**"), at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 561-571-0010, or by emailing torrese@whhassociates.com.

Information about how the meeting will occur, assistance connecting to the meeting, or arranging further accommodations for participation, and an electronic copy of the agenda may be obtained by contacting the District Manager, at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431, 561-571-0010, or by emailing torrese@whhassociates.com.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. If held in person, there may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member or the public can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Manager's Office at 561-571-0010, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any and all questions relative to this Request for Proposals, the Project or the special meeting shall be directed in writing by e-mail only to Travis Fledderman, District Engineer, at rebecca.tucker@stantec.com, with e-mail copies to Ernesto Torres, District Manager, at torrese@whhassociates.com, Michael Eckert, District Counsel, at michael.eckert@kutakrock.com, and Kate John, District Counsel, at kate.john@kutakrock.com. No phone inquiries please.

Travis Fledderman
District Engineer
September 18, 2026 26-01967K

FIRST INSERTION

HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS
Landscape & Irrigation Maintenance Services
Polk County, Florida

Harmony on Lake Eloise Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Harmony on Lake Eloise Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual including contract documents, project scope and any technical specifications, will be available beginning September 22, 2026, at 12:00 p.m. (EST) for public inspection in electronic form from the office of the District Manager, Wrathell, Hunt and Associates, LLC by emailing kantarzhia@whhassociates.com. Proposers are required to submit a Proposal Guarantee in the amount of twenty-five thousand dollars ($25,000) with their proposal, as specified in the Project Manual.

Any and all questions relative to this RFP shall be directed in writing by email only to Andrew Kantarzhi at kantarzhia@whhassociates.com, no later than October 1, 2026 at 12:00 p.m. (EST). Proposers are encouraged to make a site visit prior to submitting questions and prior to submitting a proposal.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Harmony on Lake Eloise CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price for the initial year of the Agreement along with an option for four (4) additional one (1) year renewals with price.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Wrathell, Hunt and Associates, LLC 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on October 14, 2026, at 9:30 a.m. (EST) at Courtyard Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884, to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by email only, to Andrew Kantarzhi at kantarzhia@whhassociates.com no later **October 1, 2026 at 12:00 p.m. (EST).**

Firms desiring to provide services for this project must submit one (1) original, three (3) copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 12:00 p.m. (EST) on October 8, 2026, at the office of Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Attention: Andrew Kantarzhi, District Manager. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting; it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561)571-0010 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Wrathell, Hunt and Associates, LLC 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Harmony on Lake Eloise CDD
Andrew Kantarzhi, District Manager
kantarzhia@whhassociates.com
September 18, 2026 26-01983K

FIRST INSERTION

EXHIBIT A
BOARD OF SUPERVISORS MEETING DATES
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027

The Board of Supervisors of the Forest Lake Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at Davenport City Hall 1 S. Allapaha Ave. Davenport, FL 33837 unless otherwise indicated as follows:

October 8
November 12
December 10
January 14
February 11
March 11
April 8
May 13
June 10
July 8
August 12
September 9

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Haven Management Solutions, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746 or by calling (407) 574-3250.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 574-3250 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
September 18, 2026 26-01966K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/02/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1978 HOLI travel trailer bearing the vehicle identification number S78110333021526 and all personal items located inside the travel trailer. Last Tenant: William Mercado. Sale to be held at: Central Park MH & RV Resort, 1501 W Commerce Avenue, Haines City, Florida 33844, (863) 422-5322.

Sept. 18, 25, 2026 26-01985K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/02/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1966 HOME mobile home bearing vehicle identification number MF388 and all personal items located inside the mobile home. Last Tenants: Daniel Laprise, Shirley Ann Sly, and William Carlin. Sale to be held at: Cypress Harbor, 3400 Cypress Gardens Road, Winter Haven, Florida 33884, (863)-236-9860.

Sept. 18, 25, 2026 26-01986K

FIRST INSERTION

PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("**Board**") of the Peace Crossing Community Development District ("**District**") will hold regular meetings for Fiscal Year 2027 at 11:30 a.m., at the City of Davenport Tom Fellows Community Center, 207 North Blvd West, Davenport, Florida 33837 on the following dates:

October 1, 2026
November 5, 2026
December 3, 2026
January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027
June 3, 2027
July 1, 2027
August 5, 2027
September 2, 2027

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager, Wrathell, hunt and Associates, LLC, 2300 Glades Road Suite 410W, Boca Raton, FL 33431, (561) 571-0010 ("**District Manager's Office**"), during normal business hours, at least seven (7) days in advance of the meeting.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. 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 meetings 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 18, 2026 26-01982K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: OCTOBER 26 2026: WILLIAMS COLLISION CENTER INC 1077 SNIVELY AVE ELOISE,FL 33880 PHONE (863)220-7395 MV103654 2018 BMW WBAJB1C55JB374747 $4973.34 SKY POWERSPORTS OF LAKELAND INC 1700 FAIRBANKS ST LAKELAND,FL 33805 PHONE (863)682- 4607 MV45312 2024 POLS 4XASXN855RB596345 $10543.78

September 18, 2026 26-01968K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/02/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2003 NOBI mobile home bearing vehicle identification numbers LFLBA2AG123309392 and LFLBA2BG123309392 and all personal items located inside the mobile home. Last Tenant: Laurie A. Celentano and Unknown Party or Parties in Possession. Sale to be held at: GCP Kings Pointe, LLC, 100 Winterdale Drive, Lake Alfred, Florida 33850, (863) 956-1503.

Sept. 18, 25, 2026 26-01943K

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 SHMENG located at 1237 Watersedge Dr in the City of Lakeland, Polk, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of September, 2026

Sharlina Meng
September 18, 2026 26-01944K

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 Silk & Citrus located at 44 Misty Meadow Ln 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 14th day of September, 2026

Carina Lees
September 18, 2026 26-01955K

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 Azucarado shop located at 671 reindeer dr in the City of Poinciana, Polk, FL 34759 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of September, 2026

Jashira Danet
September 18, 2026 26-01935K

FIRST INSERTION

Notice Of Public Sale

The following personal property of: Yaileen Rodriguez Sanchez will on September 30 , 2026 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109: 1972 OAKR Mobile Home, VIN:0F22349 , TITLE: 5242205 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,

Sept. 18, 25, 2026 26-01939K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option
OR E-MAIL:
legal@businessobserverfl.com

LV10239

Business Observer

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 53-2026-CP-002669-A000-BA
Division 14
IN RE: ESTATE OF MARVIN W. BRICE, JR. Deceased.

The administration of the estate of Marvin W. Brice, Jr., deceased, whose date of death was June 24, 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 18, 2026.

Personal Representative:
Alice Arlene May
4817 Log Cabin Drive
Lakeland, Florida 33810
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
Sept. 18, 25, 2026 26-01952K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002575
IN RE: ESTATE OF JONATHAN EDGAR MORALES PABON, Deceased.

The administration of the estate of JONATHAN EDGAR MORALES PABON, deceased, whose date of death was June 9, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 18, 2026.

PARIS MORALES
Personal Representative
1186 Stratton Avenue
Groveland, FL 34736
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
Sept. 18, 25, 2026 26-01963K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 53-2026-CP-002796-A000-BA
IN RE: ESTATE OF ROSIE E. RAGSDALE Deceased.

The administration of the estate of Rosie E. Ragsdale, deceased, whose date of death was May 16, 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 18, 2026.

Personal Representative:
Daniel Lee Beale
5541 Hillside Landings Road
Lakeland, Florida 33810
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
Sept. 18, 25, 2026 26-01951K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No: 2026-CP-002450
Division: Probate
IN RE: ESTATE OF PEGGY LEE CLAUSSEN Deceased.

The administration of the estate of Peggy Lee Claussen, deceased, whose date of death was May 31, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 18, 2026.

Personal Representative:
Melissa Lee Benton
7871 Canterbury Court
Lakeland, Florida 33810
Attorney for Personal Representative:
SOUTHERN ATLANTIC LAW GROUP, PLLC
/s/ Stephen H. Bates
Stephen H. Bates Esq.
Florida Bar No.: 58197
290 1st Street S.
Winter Haven, Florida 33880
Telephone: (863) 656-6672
Facsimile: (863) 301-4500
Email Addresses:
Stephen@southernatlanticlaw.com
Sandy@southernatlanticlaw.com
pleadings@southernatlanticlaw.com
Sept. 18, 25, 2026 26-01980K

FIRST INSERTION

NOTICE OF MEETINGS
BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bridgewater Community Development District will hold their meetings for Fiscal Year 2027 at 10:00 a.m. at the Bridgewater Amenity Center, 2525 Village Lakes Boulevard, Lakeland, Florida 33805, on the 4th Wednesday of the following months, unless indicated otherwise:

October 28, 2026
December 9, 2026 ****2nd Wednesday**
January 27, 2027
February 24, 2027
April 28, 2027
June 23, 2027
August 25, 2027 @ **6:00 p.m.**

The meetings and workshops are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting or workshop may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619 ("District Office").

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. No official actions or decisions will be made at workshops. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordantly, 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.

Richard McGrath, District Manager
Bridgewater Community Development District
September 18, 2026 26-01981K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of FORE ELECTRIC & PLUMBING located at 2006 Edenfield Place 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 POLK, Florida, this 18th day of September, 2026.
FORE ELECTRIC & ENERGY, LLC
September 18, 2026 26-01984K

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 SDA EXPRESS LOGISTICS located at 743 citrus isle dr in the City of Davenport, Polk, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of September, 2026
Chedou's llc
September 18, 2026 26-01954K

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 Knelp located at 3616 Harden Blvd #157 in the City of Lakeland, Polk, FL 33803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of September, 2026
Geoffrey Fahey
September 18, 2026 26-01936K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of LESTER HAROLD CHANDLER and PENNY T. CHANDLER will, on September 30, 2026, at 2:00 p.m., at 944 Reynolds Road, Lot #334, Lakeland, Polk County, Florida 33801; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1988 SPEC MOBILE HOME, VIN: FLFLH70A15336SE, TITLE NO.: 0046106095

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#11310-1201)
Sept. 18, 25, 2026 26-01953K

FIRST INSERTION

NOTICE TO CREDITORS
(**formal administration**)
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002871
IN RE: ESTATE OF IAN DOMINIC REYNOLDS Deceased.

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

The administration of the estate of Ian Dominic Reynolds, deceased, File Number 2026-CP-002871, 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 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN 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 the 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.

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

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

NOTWITHSTANDING THE TIME 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 18, 2026.

Erin L. Kara,
Personal Representative
David Berman, Esq.
Attorney for Personal Representative
Fla. Bar No. 109395
1331 N Mills Ave.
Orlando, FL 32803
Tel.: 407-663-5533
E-mail: david@estateco.com
Sept. 18, 25, 2026 26-01934K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002460
IN RE: ESTATE OF CLARA MARIE JOHNSON, Deceased.

The administration of the estate of CLARA MARIE JOHNSON, deceased, whose date of death was June 1, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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 18, 2026

THOMAS JOHNSON
Personal Representative
1701 39th Street W.
Bradenton, FL 34205
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
Sept. 18, 25, 2026 26-01962K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
PROBATE FILE NO. 532026CP002441A000BA
IN RE: Estate of John P. Stansel, III, Deceased.

The administration of the estate of John P Stansel III, deceased, whose date of death was October 25, 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 file number of the estate is 532026CP002441A000BA. 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 ON OR BEFORE THE LATER OF THE DATE THAT IS 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 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.

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

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

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

The date of first publication of this notice is September 18, 2026.

Personal Representative:
Ann Stansel
693 S Oak Ave,
Bartow, FL 33830
Attorney for Personal Representative:
Amy L. Phillips, Esquire
Florida Bar No.: 91682
Amy L. Phillips, PLLC
PO Box 4397
Winter Haven, FL 33885
Telephone: 863-268-8292
E-Mail: amy@amyphillipsllc.com
Sept. 18, 25, 2026 26-01964K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case.: 26-CP-000258
IN RE: ESTATE OF RAY A. LONG Deceased.

The estate of RAY A. LONG, deceased, whose date of death was June 17, 2025, is pending in the County Court of Polk County, Florida, Probate Division, case number 26-CP-000258. The address of the case 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 the 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 creditors of the decedent and other persons having claims or demands against the decedent's estate are required to file their claims with the above-named court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 18, 2026.

Personal Representative:
Judy Lynn Long
3270 Royal Oak Drive S,
Mulberry, FL 33860
Attorney for Personal Representative:
Cheyenne Whitfield Esq.
10150 Highland Manor Drive,
Suite 200
Tampa, Fl 33610
(813)230-3359
Whitfield Law LLC
Cheyenne@cwesq.com
Sept. 18, 25, 2026 26-01942K

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
PROBATE FILE NO. 532026CP002650A000BA
IN RE: Estate of NADYA STOYANOVA SNYDER, Deceased.

The administration of the estate of NADYA STOYANOVA SNYDER, deceased, whose date of death was May 31, 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 18, 2026.

Attorney and Personal Representative:
/S/ AMY L. PHILLIPS
Attorney for Petitioner
Florida Bar No. 91682
P.O. Box 4397
Winter Haven, FL 33885
(863) 268-8292
amy@amyphillipsplc.com
Sept. 18, 25, 2026 26-01965K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP002844A000BA
IN RE: ESTATE OF Oliver Dilligard a/k/a Oliver Dilligard, Jr. Deceased.

The administration of the estate of Oliver Dilligard, a/k/a Oliver Dilligard, Jr, deceased, whose date of death was August 3, 2026, 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.

The date of first publication of this notice is September 18, 2026.

Personal Representatives:
Oliver Dilligard, Jr.
4289 Loveless Place
Ellenwood, GA 30294
Tracy Dilligard
2559 Dogwood Road
Longs, SC 29568

Attorney for Personal Representative:
Nancy McClain Alfonso, Esquire
Florida Bar Number: 845892
ALFONSO HERSCH
Post Office Box 4
Dade City, Florida 33526-0004
Telephone: (352) 567-5636
E-Mail: eserve@alfonsohersch.com
Secondary: jerrod@alfonsohersch.com
Sept. 18, 25, 2026 26-01978K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No. 53-2026-CA-001832-A000-BA
Plaintiff
CITY OF FORT MEADE,
vs.
and HOME SOLUTIONS EXPRESS LLC and ANY OTHER PARTIES IN POSSESSION OF THE SUBJECT PROPERTY;
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Summary Judgment of Foreclosure entered on September 9, 2026, in Case No. 53-2026-CA-001832-A000-BA, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein CITY OF FORT MEADE is the Plaintiff and HOME SOLUTIONS EXPRESS LLC and ANY OTHER PARTIES IN POSSESSION OF THE SUBJECT PROPERTY are the Defendants, that Stacy M. Butterfield, Clerk of the Circuit Court, will sell to the highest and best bidder for cash by electronic sale beginning at 10:00 a.m. Eastern Time on October 13, 2026, at www.polk.realforeclose.com, the following described property as set forth in said Final Summary Judgment:

Lots 10, 11, 12 and 13, Arnold's Subdivision (of Lots 1 and 2, Block 1, Mrs. C.W. Rockner's Addition), Fort Meade, Florida, according to the map or plat thereof recorded in Plat Book 1A, Page 21A, of the Public Records of Polk County, Florida.
Parcel ID No.:
25-31-27-450000-000100
Property Address:
402 E. Broadway Street,
Fort Meade, Florida 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.

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

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Office of the Court Administrative, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene 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 15th day of September, 2026
TG Law PLLC
By: /s/ Kate E. Watson
Kate Watson, Esq.
Florida State Bar No.: 92598
TG Law PLLC
Attorney for City of Fort Meade
515 N Flagler Drive, Ste. 350
West Palm Beach, FL 33401
Office: (561) 370-7360
Email: kwatson@tgjustice.com
service@tgjustice.com
schilcote@tgjustice.com
Sept. 18, 25, 2026 26-01979K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2026CA-001051-A000-BA
SEC. 08
CYPRESSLITE, LLC, A Florida Limited Liability Company, Plaintiff, v.
MAMA BEAR 8841, LLC, Defendant.

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated September 3, 2026, and entered in the above styled cause, wherein CYPRESSLITE, LLC, is the Plaintiff and MAMA BEAR 8841, LLC, is the Defendant, Stacy M. Butterfield, as Clerk of the Circuit Court of Polk County, Florida, will sell to the highest and best bidder for cash, in accordance with statutes governing judicial sales, set forth in Chapter 45, Florida Statutes on November 2, 2026, the following described property as set forth in said Final Judgment:

The Land referred to herein below is situated in the County of Polk, State of Florida, and is described as follows: Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 2, Township 27 South, Range 23 East, Polk County, Florida; thence North 89 deg. 42'44" East a distance of 30 feet; thence South 00 deg. 00'58" West a distance of 50.00 feet to the Point of Beginning; thence North 63 deg. 16'06" East a distance of 56.14 feet; thence North 89 deg. 42'44" East a distance of 351.03 feet; thence South 00 deg 00'58" West a distance of 304.50 feet; thence South 89 deg. 33'50" West a distance of 401.71 feet; thence North 00 deg 00'58"East a distance of 280.53 feet to a Point of Beginning. Subject to a public utility easement of the South 10 feet thereof. Together with 5 Mobile Homes located on the property as of May 10, 2024. Parcel ID # 23-27-02-000000-044010. More commonly known as: 8841 Park Byrd Road, Lakeland, FL 33810.

All sales are to be held online, via electronic sale, and upon the date specified above. Bidding begins at 10:00 AM, Eastern Time, on www.polk.realforeclose.com, in accordance with Chapter 45 of the Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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 14, 2026.
STACY M. BUTTERFIELD,
Clerk of the Circuit Court
/s/ Christopher Desrochers
Christopher Desrochers
Christopher A. Desrochers, P.L.
2504 Ave. G NW
Winter Haven, FL 33880
(863) 299-8309
Email:cadlawfirm@hotmail.com
Fla. Bar #0948977
Counsel for Plaintiff.
For the Court.
Sept. 18, 25, 2026 26-01958K

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. 2023CA005492000000
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
GEORGINA L. LLOYD, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 03, 2025, and entered in 2023CA005492000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and GEORGINA L. LLOYD; UNKNOWN SPOUSE OF GEORGINA L. LLOYD; REFLECTIONS EAST HOMEOWNERS' ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on October 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 31 AND THE WEST 5 FEET OF LOT 32 OF REFLECTIONS EAST PHASE ONE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGES 46 AND 47 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 884 REFLECTIONS LOOP E, WINTER HAVEN, FL 33884

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

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

Dated this 11 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
22-045138 - EuE
Sept. 18, 25, 2026 26-01971K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL DIVISION
Case No. 2025CA001545A000BA
Division 15
SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF YARITZA PACHECO RUIZ A/K/A YARITZA PACHECO, DECEASED, GIOVANNI DIAZ, AS KNOWN HEIR OF YARITZA PACHECO RUIZ A/K/A YARITZA PACHECO, DECEASED, UNKNOWN SPOUSE OF GIOVANNI DIAZ, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 31, 2026, 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 133, SUNRISE PARK, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE(S) 48, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 2724 WILLISTON DRIVE, LAKELAND, FL 33801; 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 30, 2026 to 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.

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: September 15, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
Sept. 18, 25, 2026 26-01969K

FIRST INSERTION

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

Notice is hereby given that pursuant to the Summary-Default Final Judgment of Foreclosure entered September 3, 2026, in case number 53-2026CA-000211-A000-BA in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FIRST MORTGAGE CORPORATION OF WINTER HAVEN, a Florida corporation, as Plaintiff, and MARK A. COUCH, UNKNOWN SPOUSE OF MARK A. COUCH, RALPH RIERA, ANA G. RIERA, ORCHID SPRINGS VILLAGE NO. 200, INC., a Florida not for profit corporation, CHARLES H. EVANS III, LLC, a Florida limited liability company, d/b/a CH EVANS, and UNKNOWN TENANT(S) IN POSSESSION, are Defendants, Stacy M. Butterfield, the Clerk of the Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, at 10:00 a.m. on the 2nd day of November, 2026, the following described real property as set forth in said final judgment, to wit:

Seville Unit No. 409 of ORCHID SPRINGS VILLAGE NO. 200, a Condominium according to The Declaration of Condominium recorded in O.R. Book 1406, Page 163, re-recorded in O.R. Book 1547, Page 559 and filed in Condominium Plat Book 1, Page 25 through 29, inclusive of the Public Records of Polk County, Florida, and any amendments thereto, together with its undivided share in the common elements.

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

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

Submitted by:
Krista Mahalak, Esquire
Peterson & Myers, P.A.
Post Office Drawer 7608
Winter Haven, Florida 33883-7608
Attorney for Plaintiff
Sept. 18, 25, 2026 26-01950K

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. 2025CA002090A000BA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR PRET 2024-RPL1 TRUST, Plaintiff, vs.
DAVID G. MARTINEZ AND ELIZABETH B. MARTINEZ A/K/A ELIZABETH S. MARTINEZ, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 22, 2026, and entered in 2025CA002090A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR PRET 2024-RPL1 TRUST is the Plaintiff and DAVID G. MARTINEZ; ELIZABETH B. MARTINEZ A/K/A ELIZABETH S. MARTINEZ 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 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 15, COLONY HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 30, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 15 LINDA ST, FROSTPROOF, FL 33843

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.

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

Dated this 11 day of 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
25-292892 - RaO
Sept. 18, 25, 2026 26-01972K

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.: 532025CA003036A000BA
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
RAQUEL MARTINEZ; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF RAQUEL MARTINEZ; 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 13 day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 5 FEET OF LOT 1 AND THE NORTH 70 FEET OF LOT 2, BLOCK D, FIRST ADDITION TO CLEVELAND HEIGHTS MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
3008 MAPLEWOOD AVE, LAKELAND, FL 33803

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 16 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
25-03140
Sept. 18, 25, 2026 26-01975K

Q&A

Who benefits from legal notices?

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

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

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

LV18237_V21

--- SALES ---

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.: 532025CA003513A000BA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff(s), vs.
DIANE LA FORGIA A/K/A DIANE ELIZABETH LA FORGIA; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 4, 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 20th 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 50 IN BLOCK B, OF WESTRIDGE PHASE VII, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, AT PAGES 35 AND 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property address: 1008 Casterton Circle, Davenport, FL 33897

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.

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. 25-009775-1
Sept. 18, 25, 2026 26-01973K

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-000610
DIV.: M0
SOLANA HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, v.
JEREMIAH JOHNSON, UNKNOWN TENANT #1, AND UNKNOWN TENANT #2,
Defendants.

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above- captioned action, Polk County Clerk of Court, Stacy M. Butterfield, will sell the property situated in Polk County, Florida, described as:

Lot 31, SOLANA, according to the plat thereof, recorded in Plat Book 129, Pages 13 THROUGH 18, of the Public Records of Polk County, Florida.

at public sale, to the highest and best bidder for cash, at www.polk.realforeclose.com at 10:00 a.m., on the 6th day of October, 2026.

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 15 day of September, 2026.
FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #12798
Primary: bross@frpalegal.com
Secondary: jclaudio@frpalegal.com
5550 W. Executive Drive, Ste 250
Tampa, Florida 33609
(813) 286-0888 \ (813) 286-0111 (FAX)
Attorneys for Plaintiff
Sept. 18, 25, 2026 26-01970K

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

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

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20878_V12

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. 2025CA002912A000BA
Freedom Mortgage Corporation,
Plaintiff, vs.
Neftali De La Cruz Suarez, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA002912A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Neftali De La Cruz Suarez; Unknown Spouse of Neftali De La Cruz Suarez; United States of America on behalf of the Secretary of Housing and Urban Development; Association of Poinciana Villages, Inc.; Poinciana Village Eight Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 13th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 832, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE(S) 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID: 28-28-10-935240-832090

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 14th day of September, 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 # 23-F01012
Sept. 18, 25, 2026 26-01957K

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.: 2026CA001946A000BA
UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2024-4
Plaintiff(s), vs.
JUAN DE LA O AGUIRRE; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 4, 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 20th 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 670, WINDSOR ISLAND RESORT PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 192, PAGE(S) 1 THROUGH 2, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property address: 4002 Lana Avenue, Davenport, FL 33897

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.

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. 25-016146-2
Sept. 18, 25, 2026 26-01974K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2021CC005496000000
RIDGE OF DUNDEE HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation,
Plaintiff, vs.
ROBERT REID; SHASHANA JACKSON, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Third Amended Final Judgment of Foreclosure (In Rem) dated September 8, 2026 in Case No. 2021CC005496000000 in the County Court in and for Polk County, Florida wherein RIDGE OF DUNDEE HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and ROBERT REID; SHASHANA JACKSON, 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 13, 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 54, RIDGE OF DUNDEE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 137, PAGES 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A: 512 MILES BLVD, 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.

Dated: September 14, 2026
FLORIDA COMMUNITY LAW GROUP, P.L.
Attorneys for Plaintiff
1855 Griffin Road, Suite A-423
Dania Beach, FL 33004
Tel: (954) 372-5298
Fax: (866) 424-5348
Email: jared@flclg.com
By: /s/ Jared Block
Jared Block, Esq.
Florida Bar No. 90297
Sept. 18, 25, 2026 26-01960K

LV20906_V11

SAVE TIME

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--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-002645
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
MARIAH B. EMERY, et al.,
Defendants.

TO: Nichelle R. Lawrence
238 Aidan's Landing
Haines City, FL 33844
Nichelle R. Lawrence
2920 Harrison Ave.
Cincinnati, OH 45211
Unknown Spouse of
Nichelle R. Lawrence
238 Aidan's Landing
Haines City, FL 33844
Unknown Spouse of
Nichelle R. Lawrence
2920 Harrison Ave.
Cincinnati, OH 45211
Shanjuan Gao
346 Sawbuck
Irvive, CA 92618
Shanjuan Gao
11300 Fletcher Hall Ln.
Austin, TX 78717
Shanjuan Gao
11711 Memorial Dr., Apt. 533
Houston, TX 77024
Unknown Spouse of
Shanjuan Gao
346 Sawbuck
Irvive, CA 92618
Unknown Spouse of
Shanjuan Gao
11300 Fletcher Hall Ln.
Austin, TX 78717
Unknown Spouse of
Shanjuan Gao
11711 Memorial Dr., Apt. 533
Houston, TX 77024

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

Lot 63, BALMORAL ESTATES PHASE 1, according to the plat thereof, as recorded in Plat Book 160, Page 1-9, of the Public Records of Polk County, Florida.

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

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

Default Date October 26, 2026

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

Stacy M. Butterfield
as Clerk of the Circuit Court of
Polk County, Florida
(SEAL) By: /s/ Martha Pullo
DEPUTY CLERK

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
Sept. 18, 25, 2026 26-01928K

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. 2026CA000579A000BA
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
STEVEN HALL, et al.,
Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF WILLIAM G HALL, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
(RESIDENCE UNKNOWN)

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

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF POLK, STATE OF FLORIDA:

LOT 16, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 24 EAST, THENCE RUN NORTH 0 DEGREES 2 MINUTES 0 SECONDS EAST, 393.5 FEET, THENCE NORTH 89 DEGREES 57 MINUTES 0 SECONDS WEST, 415.0 FEET FOR POINT OF BEGINNING, THENCE NORTH 89 DEGREES 57 MINUTES 0 SECONDS WEST, 75.00 FEET, THENCE NORTH 0 DEGREES 2 MINUTES 0 SECONDS EAST, 100.0 FEET THENCE SOUTH 89 DEGREES 57 MINUTES 0 SECONDS EAST 75.0 FEET, THENCE SOUTH 0 DEGREES 2 MINUTES 0 SECONDS WEST 100.0 FEET TO THE POINT OF BEGINNING, SOUTH 5.0 FEET THEREOF SUBJECT TO UTILITY EASEMENT.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before July 15, 2026, a date which is within thirty (30) days after the first publication of this Notice in 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 demand in the complaint.

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

WITNESS my hand and seal of this Court this 8th day of June, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
(SEAL) By S. Irlanda
As Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-19565FL
Sept. 18, 25, 2026 26-01976K

FIRST INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-003571
CHARTERED CAPITAL HOLDINGS, LLC,
Plaintiff, v.
ON TIME ALL THE TIME VASQUEZ AC, LLC; JORGE E. VASQUEZ; INDIVIDUALLY; 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: ON TIME ALL THE TIME VASQUEZ AC, LLC; JORGE E. VASQUEZ; INDIVIDUALLY; 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 4, Alturas Babson Park, a subdivision according to the plat thereof recorded in Plat Book 207, Page 46, of the Public Records of Polk County, Florida.
Parcel ID Number:
26-30-22-695320-000040
Property Address: 8460 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: September 11, 2026

STACY M. BUTTERFIELD
Clerk of the Circuit Court
By: Deputy Clerk

Gregory A. Sanoba, Esquire,
422 South Florida Avenue,
Lakeland, Florida 33801
Sept. 18, 25, 2026 26-01977K

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.: 2025CA002566A000BA
MSR ASSET VEHICLE LLC,
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LUIS SOTO MEDINA A/K/A LUIS SOTO-MEDINA A/K/A LUIS SOTO, DECEASED; LUIS SOTO; SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION, INC.; SUNRUN INSTALLATION SERVICES INC.,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Final Judgment of Foreclosure dated September 3, 2026, and entered in Case No. 2025CA002566A000BA of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein MSR Asset Vehicle LLC, is Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Luis Soto Medina a/k/a Luis Soto-Medina a/k/a Luis Soto, deceased; Luis Soto; Southern Dunes Master Community Association, Inc.; Sunrun Installation Services Inc., are Defendants, the Office of the Clerk of Stacy M. Butterfield, CPA, Polk County Clerk of the Court will sell via online auction at www.polk.realforeclose.com at 10:00 A.M. on the 2nd day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 75 OF CARIBBEAN COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address:
2057 Hemingway Avenue,
Haines City, Florida 33844

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: 9/11/2026

McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 25-400235
Sept. 18, 25, 2026 26-01949K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026 CA 000933
Section: 04
MUTUAL OF OMAHA MORTGAGE SERVICING, INC.,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, GARY E. BAUSMAN AKA GARY EDWARD BAUSMAN, DECEASED, et al,
Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, GARY E. BAUSMAN AKA GARY EDWARD BAUSMAN, DECEASED
Last Known Address: Unknown
Current Address: Unknown

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

LOT 247, STONEWOOD CROSSINGS-PHASE 2 ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 150, PAGE 50 AND 51, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
A/K/A 258 MILESTONE DRIVE HAINES CITY FL 33844

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

**See the 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.

Default Date: 10/20/2026

WITNESS my hand and the seal of this court on this 1st day of September, 2026.

Stacy M. Butterfield
Clerk of the Circuit Court
By: /s/ Asuncion Nieves
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 26-000186
Sept. 18, 25, 2026 26-01956K

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. 2025CA003886A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
AMBER LYNN UPCHURCH; UNKNOWN SPOUSE OF AMBER LYNN UPCHURCH; IAN OWEN UPCHURCH, JR.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; WILDWOOD HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed August 20, 2026 and entered in Case No. 2025CA003886A000BA, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and AMBER LYNN UPCHURCH; UNKNOWN SPOUSE OF AMBER LYNN UPCHURCH; IAN OWEN UPCHURCH, JR.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; WILDWOOD HOMEOWNERS ASSOCIATION, INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on 6th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 88, WILDWOOD I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE(S) 13 AND 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

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

Dated this 9th day of September 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.: 25-01261 MTB
V6.20190626
Sept. 18, 25, 2026 26-01924K

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.: 2025CA004653A000BA
COMMERCIAL LOAN FUNDING
Plaintiff(s), vs.
B&K NATIONWIDE ENTERPRISES INC
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 12th 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 4 OF ROOSEVELT MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 7 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property address: 642 Doctor Ja Wiltshire Avenue West, Lake Wales, FL 33853

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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. 25-009087-2
Sept. 18, 25, 2026 26-01926K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA003519A000BA
ROCKET MORTGAGE LLC,
Plaintiff, vs.
REGINALD LAMAR JORDAN SR, et al.,
Defendants.

TO: UNKNOWN SPOUSE OF JOLANDA LEVETTE JORDAN A/K/A JOLANDA JORDAN A/K/A JOLANDA L. JORDAN
191 PERSHING STREET,
BARTOW, FL 33830

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

LOT 140, OF LIBERTY RIDGE PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGE 27, 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 10-20-2026, 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 4th day of September, 2026.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-04272
Sept. 18, 25, 2026 26-01961K

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.: 2026CA001701A000BA
ROCKET MORTGAGE LLC,
Plaintiff, vs.
JEAN MAX PROPHETE; NOEMIE PROPHETE JEAN BAPTISTE A/K/A NOEMIE PROPHETE
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 06 day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13, AND THE NORTH 20 FEET OF LOT 12, BLOCK 4, OF WESWEGO, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 11, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
1048 ROSELLE AVENUE,
LAKLAND, FL 33805

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 10 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
25-05707
Sept. 18, 25, 2026 26-01925K

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-000858-A000-BA
DLANTER CORP.,
Plaintiff, v.
THE ESTATE OF DONNA BRASKO; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA BRASKO; THE UNKNOWN HEIRS OF THE ESTATE OF DONNA BRASKO; THE ESTATE OF LYNN BRASKO; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF LYNN BRASKO; THE UNKNOWN HEIRS OF THE ESTATE OF LYNN BRASKO; TENANT #1; TENANT #2; STATE OF FLORIDA; 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.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on September 1, 2026, in this case in the Circuit Court of Polk County, Florida, the real property described as:

Lot 43, LAKE PIERCE RANCHETTES - FIRST ADDITION, a subdivision according to the plat thereof recorded in Plat Book 74, Page 13, of the Public Records of Polk County, Florida.

Together with a 1989 CARR double-wide mobile home with ID# FLFLK70B17321CH, Certificate # 50963325 and ID # FLFLK70A17321CH, Certificate # 50963326.

Parcel Identification No.: 28-29-18-937101-000430
Property Address: 2753 Fast Trot Trail, Lake Wales, Florida 33853

will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on October 6, 2026 at 10:00 a.m.

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

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

DATE: September 11, 2026
Gregory A. Sanoba, Esquire
Florida Bar No. 955930
Email: greg@sanoba.com
Jose A. Morera II, Esquire
Florida Bar No. 1019265
Email: joe@sanoba.com
THE SANOBA LAW FIRM
422 South Florida Avenue
Lakeland, Florida 33801
Phone: (863) 683-5353
Fax: (863) 683-2237
Attorneys for Plaintiff
Sept. 18, 25, 2026 26-01947K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CA001747
WINDSOR ISLAND RESORT HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
JOYCE RIOS, individually; UNKNOWN SPOUSE OF JOYCE RIOS N/K/A JONATHAN JOSEPH.,
Defendants.

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated June 9, 2026, and Order on Plaintiff's Motion to Reset Foreclosure Sale, entered August 25, 2026, and entered in Case Number: 2025CA001747, of the Circuit Court in and for Polk County, Florida, wherein WINDSOR ISLAND RESORT HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and JOYCE RIOS, individually; and UNKNOWN SPOUSE OF JOYCE RIOS N/K/A JONATHAN JOSEPH; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 9th day of October, 2026 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 3942 Lana Avenue, Davenport, Florida 33897
Property Description:

Lot 655, WINDSOR ISLAND RESORT PHASE 3, according to the plat thereof, as recorded in Plat Book 192, Page(s) 1 through 2, Public Records of Polk County, Florida.

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

/s/ Patrick J. Burton
Florida Bar No.: 0098460
Brian S. Hess
Florida Bar No.: 0725072
Helena G. Malchow
Florida Bar No.: 0968323
Rebecca Blechman
Florida Bar No.: 0121474
Shelby Pfannerstill
Florida Bar No.: 1058704
Jennifer Peattie
Florida Bar No.: 0127602
Nelson Crespo
Florida Bar No.: 0121499
Lauren G. Franklin
Florida Bar No.: 1045720
Arthur Barksdale
Florida Bar No.: 0040628
Toby Snively
Florida Bar No.: 0125998
DI MASI | BURTON, P.A.
801 N. Orange Avenue, Suite 500
Orlando, Florida 32801
Ph. (407) 839-3383
Fx. (407) 839-3384
Service E-Mail:
jdlaw@orlando-law.com
Attorney for Plaintiff, Association
Sept. 18, 25, 2026 26-01938K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL DIVISION
Case No. 2025CA004962A000BA
Division 08
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff, vs.
GRACE GREEN, STACI NEAL, SARA J. WILLIAMS, PERSOLVE RECOVERIES, LLC, , AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 3, 2026, 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 24 OF MADERA PARK SUBDIVISION, RECORDED IN PLAT BOOK 89, PAGES 50-51, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 148 MADERA DR, WINTER HAVEN, FL 33880; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on November 2, 2026 to 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 : September 15, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
F328202/2531750/wll
Sept. 18, 25, 2026 26-01959K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-001906
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
ROBERT R. WEBSTER, et al.,
Defendants.

TO: Dawn Nemethy
740 126th Avenue
Treasure Island, FL 33706
Dawn Nemethy
12650 7th St. E.
Treasure Island, FL 33706
Dawn Nemethy
1 Key Capri, Apt. 403E
Treasure Island, FL 33706
Dawn Nemethy
700 74th Ave. N.
Saint Petersburg, FL 33702
Dawn Nemethy
23 NW 17th PL
Cape Coral, FL 33993
Peter Nemethy
740 126th Avenue
Treasure Island, FL 33706
Peter Nemethy
12650 7th St. E.
Treasure Island, FL 33706
Peter Nemethy
1 Key Capri, Apt. 403E
Treasure Island, FL 33706
Peter Nemethy
700 74th Ave. N.
Saint Petersburg, FL 33702
Peter Nemethy
23 NW 17th PL
Cape Coral, FL 33993

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

Correct (Deed)
The SE 1/4 of the NW 1/4 of the NW 1/4 of Section 11, Township 30 South, Range 27 East, Polk County, Florida.
Correct (Mortgage)
The SE 1/4 of the NW 1/4 of the NW 1/4 of Section 11, Township 30 South, Range 27 East, Polk County, Florida.

Together with 2021 Champion Home Builders 76x30 Mobile Home Bearing Vin# FL26100PHA103744A & FL-26100PHA103744B

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

If you need special assistance due to a disability to participate in court proceedings in Polk County Florida, please contact the Tenth Judicial Circuit of Florida Office of the Court Administrator at (863) 534-4686 (Voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance as possible. If you are hearing or voice impaired, you may call 711 and the Florida Relay Service will assist you with your call to our office. It is the intent of the Tenth Judicial Circuit to facilitate provisions for reasonable accommodations when requested by qualified persons with disabilities.

Default Date: 10-20-2026

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 3rd day of September, 2026.

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

Nicole Schoen, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
Sept. 18, 25, 2026 26-01929K

FIRST INSERTION

NOTICE OF SALE
UNDER F.S. CHAPTER 45
IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2025CC002899
MEADOW WALK AT FOUR CORNERS HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation,
Plaintiff, v.
DANIEL JEAN JACQUES & MEDINA STACO,
Defendants.

Notice is given that under a Final Summary Judgment dated September 4, 2026, and in Case No. 2025CC002899 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which MEADOW WALK AT FOUR CORNERS HOMEOWNERS ASSOCIATION, INC., the Plaintiff and DANIEL JEAN JACQUES & MEDINA STACO the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose.com, at 10:00am on October 2, 2026, the following described property set forth in the Final Summary Judgment:

Lot 79, Meadow Walk - Phase 1, according to the plat as recorded in Plat Book 179, Pages 20 through 24, 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 within 60 days after the sale.

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

WITNESS my hand this 9th day of September 2026.

By: /s/ Karen J. Wonsetler
Karen J. Wonsetler, Esq.
Florida Bar No. 140929
WONSETLER & WEBNER, P.A.
717 North Magnolia Avenue
Orlando, FL 32803
Primary E-Mail for service:
Pleadings@kwpalaw.com
Secondary E-Mail:
office@kwpalaw.com
(P) 407-770-0846 (F) 407-770-0843
Attorney for Plaintiff
Sept. 18, 25, 2026 26-01923K

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. 2026CA000673A000BA
LOANDEPOT.COM, LLC,
Plaintiff, vs.
BENJAMIN LESHLEY; BIANCA COLON; RIVERSTONE AT TOWNE PARK PHASES 3 AND 4 HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed August 13, 2026 and entered in Case No. 2026CA000673A000BA, of the Circuit Court of the 10th Judicial Circuit in and for POLK COUNTY, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and BENJAMIN LESHLEY; BIANCA COLON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; RIVERSTONE AT TOWNE PARK PHASES 3 AND 4 HOMEOWNERS' ASSOCIATION, INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on 12th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 3, RIVERSTONE PHASE 3 AND 4, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 180, PAGE 48, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

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

Dated this 11th day of September 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.: 25-02200 LND
V6.20190626
Sept. 18, 25, 2026 26-01946K

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. 2025CA003961A000BA
LOANDEPOT.COM, LLC,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DONNA K. BOYD, DECEASED; DAVID C. PICKARD, PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA K. BOYD, DECEASED; DAVID C. PICKARD; DEBORAH JOHNSON; LEE ANN ANGELES; JULIE C. TOTH; MICHAEL J. MOORE, JR.; FIFTH THIRD BANK, NATIONAL ASSOCIATION; LAKE ASHTON HOMEOWNERS ASSOCIATION INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed August 13, 2026 and entered in Case No. 2025CA003961A000BA, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DONNA K. BOYD, DECEASED; DAVID C. PICKARD, PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA K. BOYD, DECEASED; DAVID C. PICKARD; DEBORAH JOHNSON; LEE ANN ANGELES; JULIE C. TOTH; MICHAEL J. MOORE, JR.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; FIFTH THIRD BANK, NATIONAL ASSOCIATION; LAKE ASHTON HOMEOWNERS ASSOCIATION INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on 12th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LAKE 49, LAKE ASHTON GOLF CLUB I PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 117, PAGES 19 THROUGH 27, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

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

Dated this 11th day of September 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.: 25-01151 LND
V6.20190626
Sept. 18, 25, 2026 26-01945K

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. 2025CA003539A000BA
FBC MORTGAGE, LLC,
Plaintiff, vs.
MIGUEL ANGEL MALDONADO AKA MIGUEL A. MALDONADO A/K/A MIGUEL MALDONADO, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 17, 2026 in Civil Case No. 2025CA003539A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and Miguel Angel Maldonado AKA Miguel A. Maldonado a/k/a Miguel Maldonado, 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 2nd day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 328, Tarpon Bay Phase 2, according to the map or plat thereof, as recorded in Plat Book 185, Page(s) 15 through 17, inclusive, of the Public Records of Polk County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13227FL
Sept. 18, 25, 2026 26-01948K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA001570
NEXUS NOVA LLC,
Plaintiff, VS.
JOY LAWRENCE A/K/A JOY N. LAWRENCE; UNKNOWN SPOUSE OF JOY LAWRENCE A/K/A JOY N. LAWRENCE; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 31, 2026 in Civil Case No. 2026CA001570, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, NEXUS NOVA LLC is the Plaintiff, and JOY LAWRENCE A/K/A JOY N. LAWRENCE is the Defendant.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on October 2, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK "A", EDGEWOOD ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 19, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 9th day of September, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Kyle King
Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1100-040B
Ref# 24832
Sept. 18, 25, 2026 26-01937K

--- 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. 2026CA003560A000BA
ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FLOYD NORMAN SLOCUM, DECEASED. et. al.
Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FLOYD NORMAN SLOCUM, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 98, CARILLON LAKES PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE 4 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 11/2/26/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this 8th day of Sept., 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: S. Irlanda
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-421222
Sept. 18, 25, 2026 26-01930K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10th JUDICAL CIRCUIT, IN AND FOR POLK, FLORIDA.
CASE No. 2026CA000944A000BA
VILLAGE CAPITAL & INVESTMENT LLC,
Plaintiff vs.
KASEY SLOAN DYKSTRA, et al.,
Defendants
TO: BAILEY DYKSTRA AKA BAILEY JORDAN DYKSTRA
1465 DEEPWATER CIRCLE,
EAGLE LAKE, FL 33839
13006 STOCKTON TRL APT 307,
BRADENTON, FL 34211
390 TIMBER DRIVE,
COLOMA, MI 49038
5235 ARIVA DR APT 203,
LAKELAND, FL 33812
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 164, OF RNACHES AT LAKE MCLEOD II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 196, PAGE 41, 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 October 12, 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 3rd day of September, 2026

Stacy M Butterfield
As Clerk of said Court
(SEAL) By: /s/ Sharon Doner
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
(26-000080-01)
Sept. 18, 25, 2026 26-01931K

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. 2026CA002229A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ROSAYRA FEBUS, et al.,
Defendant.
To: ROSAYRA FEBUS
68 HERRING CT,
POINCIANA, FL 34759
ROSAYRA FEBUS
22 5th ST, FL 1,
WATERBURY, CT 06708
UNKNOWN SPOUSE OF ROSAYRA FEBUS
22 5th ST, FL 1,
WATERBURY, CT 06708
UNKNOWN SPOUSE OF ROSAYRA FEBUS
68 HERRING CT,
POINCIANA, 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 29, BLOCK 1023, POINCIANA, NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE (S) 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 October 26, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a 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 28th day of August, 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
26-20814FL
Sept. 18, 25, 2026 26-01932K

FIRST INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No. 532026CA002653A000BA
Honorable Judge:
SPOTO, KEITH PETER
PLANET HOME LENDING, LLC
Plaintiff, vs.
FRANKLIN R. FLORES HERHUAY; GISSEL Y. VIGO PAREJA; CHARLES COVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;
Defendants,
TO: FRANKLIN R. FLORES HERHUAY and GISSEL Y. VIGO PAREJA
Last Known Address:
125 EAGLEVIEW LOOP,
DAVENPORT, FL 33837

YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property, commonly known as 125 EAGLEVIEW LOOP, DAVENPORT, FL 33837, and more particularly described as follows:

LOT 129, LAKE CHARLES RESORT PHASE 1A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGES 5 THROUGH 10, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. APN No. 272631-709003-001290

has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before, October 20, 2026, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; 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: SEP 02 2026.

Stacy M. Butterfield, CPA
Polk County Clerk of Court
and Comptroller
(SEAL) A. Nieves
As Deputy Clerk

Matthew T. Wasinger, Esquire,
the Plaintiff's attorney,
605 E. Robinson Street,
Suite 730,
Orlando, FL 32801
Sept. 18, 25, 2026 26-01933K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL DIVISION
Case No. 2026CA001922A000BA
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-61 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-61
Plaintiff, vs.
PHILIP REID DESOTO AKA PHILIP R DESOTO , et al.
Defendants.
TO: UNKNOWN SPOUSE OF PHILIP REID DESOTO AKA PHILIP R DESOTO
LAST KNOWN ADDRESS OF:
6852 ASHBURY DRIVE
LAKELAND, FL 33809
PHILIP REID DESOTO AKA PHILIP R DESOTO
LAST KNOWN ADDRESS OF:
6852 ASHBURY DRIVE
LAKELAND, FL 33809
UNKNOWN TENANTS/OWNERS 1
BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
6852 ASHBURY DRIVE
LAKELAND, FL 33809

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

LOT 67, HAMPTON CHASE PHASE TWO ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 123, PAGES 20-21, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA.

commonly known as 6852 ASHBURY DRIVE, LAKELAND, FL 33809 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Joseph Paggi of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 10/13/2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: August 27, 2026.

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

Joseph Paggi
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
328202/2632975/MIG
Sept. 18, 25, 2026 26-01941K

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. 2026CA003722A000BA
NATIONS DIRECT MORTGAGE, LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RAMIRO VELASQUEZ, DECEASED. et. al.
Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RAMIRO VELASQUEZ, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 84, COUNTRY SQUARE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED INPLAT BOOK 147, PAGE(S) 11, 12, 13 AND 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 10/26/26/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this 9th day of Sept., 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: S. Irlanda
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-386447
Sept. 18, 25, 2026 26-01940K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
CASE NO. 2026CA001185A000BA
NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING,
Plaintiff, vs.
RICHARD BENEFIEL, JR AKA RICHARD LYNN BENEFIEL, JR. A/K/A RICHARD LYNN BENEFIEL, et al.,
Defendant.
To: UNKNOWN TENANT IN POSSESSION 1, 2821 GRAPEFRUIT DR, AUBURNDALE, FL 33823
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
UNKNOWN TENANT IN POSSESSION 1, 2821 GRAPEFRUIT DR, AUBURNDALE, FL 33823
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 51, RAINBOW RIDGE UNIT NUMBER FOUR, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 32, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Lourdes M. Sanchez-Barcia, 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 10/20/2026 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 31 day of August, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
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
25-19673FL
Sept. 18, 25, 2026 26-01927K

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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

SECOND 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

SECOND INSERTION

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

SECOND 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

SECOND INSERTION

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 / ESTATE / PUBLIC SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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.: 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

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. 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

SECOND 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

SECOND 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

SECOND 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

THIRD 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

FOURTH 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR E-MAIL:
legal@businessobserverfl.com

LV10241

Business Observer

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION – CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 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

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. 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

SECOND INSERTION

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 19, 2025, and entered in 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

SECOND 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

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.: 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

SECOND INSERTION

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

SECOND 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

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. 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

SECOND 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. 2025CA005359A000BA, 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 oftheCourtAdministrative, 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 ---

SECOND INSERTION

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 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

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.: 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

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.: 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

SECOND INSERTION

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

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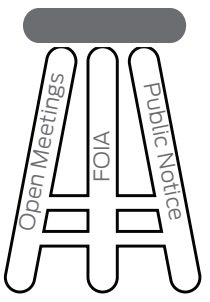
Why Public Notice Should Remain in Newspapers

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

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

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

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

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