

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Winslow's Point Community Development District ("District") will hold regular meetings for Fiscal Year 2027 at 9:30 a.m., at Courtyard by Marriott Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884 on the following dates:

- November 11, 2026
- December 9, 2026
- January 13, 2027
- February 10, 2027
- March 10, 2027
- April 14, 2027
- May 12, 2027
- June 9, 2027
- July 14, 2027
- August 11, 2027
- September 8, 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 provision 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 one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://winslowspointcdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 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.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings 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 25, 2026 26-02056K

FIRST INSERTION
ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809).

The undersigned will sell at public sale by competitive bidding on Wednesday the 21st day of October 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. BROWN, DANA MINI FRIDGE, FURNITURE, MATTRESS, TV, COCHUES, LUGGAGE, BOXES, TOTES; Cook, Chelsea TOTES, DECOR, TOYS, MIRROR, LUGGAGE; Lewis, Lennitra TOTES, BOXES, BAGS, FURNITURE; Torres, Angel COOKWARE, TOTES, DECOR, BAGS, ORGANIZERS, CRIB, TOYS; Vouilloz, Cesar TOOLS, TOTES, BAGS, CARPET, MOTORBIKE, LADDERS, PAINT, FUEL TANKS, COOLERS, TABLESAW; Roberts, Raeqwon TOTES, CAR SEAT, ORGANIZERS, TOYS; Rodriguez, Xaimarie LUGGAGE, BOXES, PURSES; Stull, Curtis MATTRESS, CLOTHES, FURNITURE, TOTES, BAGS, TV; Fuller, Julie LUGGAGE, BAGS; Collazo, Luis TOTES; Craig-Olson, Cindi BOXES, DECOR, FURNITURE; Sanchez, Belinda TOTES, BOXES, MATTRESS, DECOR, FURNITURE; Metinor, Heriberto CHAIRS; Vargas, Maria BOXES, TOTES, FRIDGE, ORGANIZERS, HEADBOARD, TOOLS, LADDERS, COUCHES, ENTERTAINMENT CENTER; DeGroff, Heath BOXES, TOTES, FURNITURE, CART, BIKE, DECOR; Baisden, Athena TOTES, FURNITURE, BOXES, TV SET, DECOR, MATTRESS; Wilks, Amesha FURNITURE, DECOR, SOFA, BOXES; Palmer, Megan TOTE; Campbell, Veronica FURNITURE, BOX SPINGS, HEADBOARD, AC UNIT; Hunt, Cheryl TV, BAGS, BOXES, FURNITURE, MISC; Daniels, Destiny BAGS, TOTES, BOXES, LUGGAGE, TOYS Sale is subject to cancellation in the event of settlement between owner and obligated party.

Sept. 25; Oct. 2, 2026 26-02019K

FIRST INSERTION
LOWERY HILLS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Lowery Hills Community Development District (the "District"), will hold regular meetings for Fiscal Year 2027 at 11:00 a.m., at the Albertus Maultsby Community Center, 655 3rd Street North, Lake Alfred, Florida 33850 on the following dates

- October 14, 2026
- November 11, 2026
- December 9, 2026
- January 13, 2027
- February 10, 2027
- March 10, 2027
- April 14, 2027
- May 12, 2027
- June 9, 2027
- July 14, 2027
- August 11, 2027
- September 8, 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 provision 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 one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://loweryhillscdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 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.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings 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 25, 2026 26-02057K

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 Premier Ave LLC located at 211 E Main Street 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 18th day of September, 2026
Jessica Lopez

September 25, 2026 26-02020K

FIRST INSERTION
NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/09/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1974 CRSN mobile home bearing the vehicle identification number 12101065 and all personal items located inside the mobile home. Last Tenants: Leonard Range Ott and James Ross Musselwhite. Sale to be held at: Haines City Mobile Home & RV Park, 753 West Main Street, Haines City, Florida 33844, (863) 340-6166.

Sept. 25; Oct. 2, 2026 26-02016K

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of N.O.R.U., located at 5319 serrento, in the City of lakeland, County of Polk, State of FL, 33813, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 22 of September, 2026.
William Audley Campbell
5319 serrento
lakeland, FL 33813

September 25, 2026 26-02029K

FIRST INSERTION
CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Cypress Creek Reserve Community Development District ("District") will hold regular meetings for Fiscal Year 2027 at 11:00 a.m., at the Albertus Maultsby Community Center, 655 3rd Street North, Lake Alfred, Florida 33850 on the following dates:

- October 14, 2026
- November 11, 2026
- December 9, 2026
- January 13, 2027
- February 10, 2027
- March 10, 2027
- April 14, 2027
- May 12, 2027
- June 9, 2027
- July 14, 2027
- August 11, 2027
- September 8, 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 provision 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 one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://cypresscreekreservcdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 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.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings 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 25, 2026 26-02055K

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 Baileys Bundle Co. located online intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of September, 2026
Bailey Dockery-Gorham

September 25, 2026 26-02046K

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Motel Manufacturing, located at 5319 serrento, in the City of lakeland, County of Polk, State of FL, 33813, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 22 of September, 2026.
William Audley Campbell
5319 serrento
lakeland, FL 33813

September 25, 2026 26-02028K

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 Son of Bo Playing Card Company located at 2007 N Lake Eloise Dr in the City of Winter Haven, Polk, FL 33884 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of September, 2026
Chaisen Pettus

September 25, 2026 26-02021K

FIRST INSERTION
HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Hawthorne Mill North Community Development District ("District") will hold regular meetings for Fiscal Year 2027 at 9:30 a.m., or as soon thereafter as the matter may be heard, at the Courtyard by Marriott Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884, unless otherwise indicated, on the following dates:

- November 11, 2026 [*Holiday Inn Express & Suites – Orlando South, 4050 Hotel Drive, Davenport, Florida 33897*]
- December 9, 2026
- January 13, 2027
- February 10, 2027
- March 10, 2027
- April 14, 2027
- May 12, 2027
- June 9, 2027
- July 14, 2027
- August 11, 2027
- September 8, 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 provision 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 one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://hawthornemillnorthcdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 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.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings 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 25, 2026 26-02052K

FIRST INSERTION
ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 21st day of October 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2326 West Memorial Boulevard, Lakeland, FL, 33805. Caraballo, Wilfredo BOXES, TIRE WHEEL WELLS, BAGS, LUGGAGE, BIKE, DRUMS, SPEAKERS, TV; Brown, Herbert BOXES, KIDS BIKE, ORGANIZERS, TOTES, TOYS; Chapman, Arnold TOTES, BOXES, ORGANIZERS; Brown, Herbert BOXES, TOTES, POWER WHEELS Sale is subject to cancellation in the event of settlement between owner and obligated party.

Sept. 25; Oct. 2, 2026 26-02018K

FIRST INSERTION
NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/09/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 MANA mobile home bearing vehicle identification number 0629687004D and all personal items located inside the mobile home. Last Tenants: Carolyn Hughes Howell, David Curtis Howell, Jr., Marilyn Denise Williams, Taylor N. Howell, as Personal Representative of the Estate of David Curtis Howell, Jr., and Stephen H. Artman, Esq., as Attorney for Taylor N. Howell, as Personal Representative of the Estate of David Curtis Howell, Jr. Sale to be held at: Citrus Center Colony, 1111 W Beacon Road, Lakeland, Florida 33803, 863-816-3562.

Sept. 18; Oct. 2, 2026 26-01994K

FIRST INSERTION
FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Fox Branch Ranch Community Development District ("District") will hold regular meetings for Fiscal Year 2027 at 9:30 a.m., or as soon thereafter as the matter may be heard, at the Courtyard by Marriott Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884, unless otherwise indicated, on the following dates:

- November 11, 2026 [*Holiday Inn Express & Suites – Orlando South, 4050 Hotel Drive, Davenport, Florida 33897*]
- December 9, 2026
- January 13, 2027
- February 10, 2027
- March 10, 2027
- April 14, 2027
- May 12, 2027
- June 9, 2027
- July 14, 2027
- August 11, 2027
- September 8, 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 provision 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 one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://foxbranchranchcdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 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.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings 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 25, 2026 26-02050K

FIRST INSERTION
NOTICE OF SALE
OF MOTOR VEHICLE

Pursuant to Florida Statute 713.585, Mid-Florida Lien And Title Service, LLC. will sell at public sale for cash the following described vehicle(s) located at lienor's place to satisfy a claim of lien. 2017 FRHT VIN: 1FUJGBDV5HL-HL2356. Lien Amt:\$7182.55. Lienor/ POLK FREIGHTLINER 35399 US HWY 27 NORTH HAINES CITY, FL 844-537-0332.2015 KW VIN: 1XKY-DP9X3FJ435831. Lien Amt:\$1275.00. Lienor/LAKELAND FLORIDA KEN-WORTH. 5004 N COMBEE RD LAKELAND, FL 863-668-9525. Sale Date: October 12, 2026, 10:00AM AM. At Mid Florida Lien & Title Service LLC. 3001 Aloma Ave. Winter Park FL 32792. Said vehicle(s) may be redeemed by satisfying the lien prior to sale date. You have the right to a hearing at any time prior to sale date by filing a demand for hearing in the circuit court. Owner has the right to recover possession of vehicle by posting a bond in accordance with F.S. 559.917. Any proceeds in excess of the amount of the lien will be deposited with the Clerk of Circuit Court in the county where the vehicle is held.

September 25, 2026 26-02010K

FIRST INSERTION
FICTITIOUS NAME NOTICE

Notice Is Hereby Given that BMS CAT Environmental, LLC, 5718 Airport Freeway, Haltom City, TX 76117, is desiring to engage in business under the fictitious name of Integrity Environmental Group, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

September 25, 2026 26-02058K

FIRST INSERTION
HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Harmony on Lake Eloise Community Development District ("District") will hold regular meetings for Fiscal Year 2027 at 9:30 a.m., or as soon thereafter as the matter may be heard, or as soon thereafter as the matter may be heard, at the Courtyard by Marriott Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884, unless otherwise indicated on the following dates:

- October 14, 2026
- November 11, 2026 [*Holiday Inn Express & Suites – Orlando South, 4050 Hotel Drive, Davenport, Florida 33897*]
- December 9, 2026
- January 13, 2027
- February 10, 2027
- March 10, 2027
- April 14, 2027
- May 12, 2027
- June 9, 2027
- July 14, 2027
- August 11, 2027
- September 8, 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 provision 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 one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://harmonyonlakeeloisecdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 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.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings 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 25, 2026 26-02051K

FIRST INSERTION
PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit application number 1000687 from Souryarn Naman LLC. Attn: Tej Karki at 4693 Lathloa Loop, Lakeland FL 33811. Parcel id number: 23291000000012050. Application received: August 13, 2026. Proposed activity: Multi Use Commercial. Project Name: Pipkin Road Development. Project size: 7.57 acres. Location: Section 10, Township 29S, Range 23 E, in Polk County. Outstanding Florida Water: No. Aquatic Preserve: No. The application is available for public inspection Monday through Friday at 7601 US. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

September 25, 2026 26-02053K

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF RULE
DEVELOPMENT BY THE PEACE
CROSSING COMMUNITY
DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Peace Crossing Community Development District (“**District**”) hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants’ Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571- 0010.

Ernesto Torres, District Manager
Peace Crossing Community
Development District
September 25, 2026 26-02045K

FIRST INSERTION
NOTICE OF PUBLIC SALE

The following personal property of Sandra Marie Evans and Billie Jean McLean will on the 7th day of October 2026, at 11:00 a.m., on property at 133 Sunny Ridge Drive, Lot 360, Davenport, Polk County, Florida 33897, in Florida Camp Inn, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1981 BROA Mobile Home
VIN No.: FLFL1A042333929
Title No.: 19558776

And All Other Personal Property Therein

PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
Sept. 25; Oct. 2, 2026 26-01995K

FIRST INSERTION
Notice to Creditors
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2026-CP-002835-A000-BA
In re Estate of
RAYMOND G. LAURAMOORE,
Deceased.

The administration of the Estate of Raymond G. Lauramoore, deceased, whose date of death was July 10, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

FIRST INSERTION
Publication Summons and Notice
(Small Claims)
STATE OF WISCONSIN, CIRCUIT
COURT, MILWAUKEE COUNTY
Case No. 2026SC019643
Plaintiff(s):
ShortTermFinancial, L.L.C dba
Americash Loans
2400 E. Devon Ave, Suite 300
Des Plaines IL 60018
VS.
Defendant(s):
LEO RAE DALEY
6000 VICTORIA PARK DR
APT6310
DAVENPORT FL 33896-3208
TO THE PERSON(S) NAMED ABOVE
AS DEFENDANT(S):

You are being sued by the person(s) named above as Plaintiff(s). A copy of the claim has been sent to you at your address as stated in the caption above.

The lawsuit will be heard in the following small claims court:
MILWAUKEE County Courthouse
Telephone Number of clerk of court:
414-985-5757

Courtroom/Room Number:
Address: 901 N 9th Street
Address: Room 400
City: Milwaukee, WI 53233
on the following date and time:
Date: 10/14/2026 Time: 8:30am

If you do not attend the hearing, the court may enter a judgment against you in favor of the person(s) suing you. A copy of the claim has been sent to you at your address as stated in the caption above. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate (property) you own now or in the future, and may also be enforced by garnishment or seizure of property.

You may have the option to Answer without appearing in court on the court date by filing a written Answer with the clerk of court before the court date. You must send a copy of your Answer to the Plaintiff(s) named above at their address. You may contact the clerk of court at the telephone number above to determine if there are other methods to answer a Small Claims complaint in that county.

Electronically Signed by MICHAEL F. G. HICKEY
State Bar # 1124679
9/14/2026
DLF Law Group, LLC
(formerly Dobberstein Law Firm, LLC)
225 S. Executive Dr. Suite 201
Brookfield, WI. 53005
262-641-3715
September 25, 2026 26-01990K

FIRST INSERTION
ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 21st day of October 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2008 Olive St, Lakeland, FL, 33815. Innocent, Michelet INSTRUMENTS, ELECTRONICS, COMPUTERS, LAPTOPS, PLYWOOD, CONTAINERS Sale is subject to cancellation in the event of settlement between owner and obligated party.
Sept. 25; Oct. 2, 2026 26-02017K

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 25, 2026.

PERSONAL REPRESENTATIVE
WALTER L. WILKINS
1920 Laven Street
Lakeland, Florida 33805
ATTORNEY FOR PERSONAL REPRESENTATIVE
CAROL J. WALLACE
Attorney for Personal Representative
Florida Bar Number: 71059
Elder Law Firm of
Clements & Wallace PL
310 East Main Street
Lakeland, Florida 33801
Telephone: (863) 687-2287
Fax: (863) 682-7385
E-Mail: cwallace@mclements.com
2nd E-Mail:
abaustert@mclements.com
Sept. 25; Oct. 2, 2026 26-02009K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002910
IN RE: ESTATE OF
JAIME ROY GUERRERO,
Deceased.

The administration of the estate of JAIME ROY GUERRERO, deceased, whose date of death was March 29, 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 25, 2026.

CONNIE MONCHE
Personal Representative
PO Box 1282
Eaton Park, FL 33840

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:
ntsservice@hnh-law.com
Sept. 25; Oct. 2, 2026 26-02004K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CC-010544

LEGACY PARK MASTER
HOMEOWNERS' ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.
YOHAN A. VIAFARA, individually;
PAULA ANDREA RESTREPO,
individually; SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT; and THE
COMMONS HOMEOWNERS
ASSOCIATION, INC.,
Defendants.

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated September 2, 2026, and entered in Case Number: 2025-CC-010544, of the County Court in and for Polk County, Florida, wherein LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff, and YOHAN A. VIAFARA, individually; PAULA ANDREA RESTREPO, individually; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; and THE COMMONS HOMEOWNERS ASSOCIATION, INC., 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 7th 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:
167 Haversham Way,
Davenport, Florida 33837
Property Description: Lot 210,
Legacy Park - Phase One, ac-

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002626
IN RE: ESTATE OF
ROBERT E. LENTZ,
Deceased.

The administration of the estate of ROBERT E. LENTZ, deceased, whose date of death was September 30, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL, 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 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 date of first publication of this notice is September 25, 2026.

Personal Representative[s]:
MICHAEL HERMAN
c/o K. Wade Boyette, Esquire
Attorney for Personal Representative[s]:
K. WADE BOYETTE, JR., Esquire
Florida Bar No. 0977111
BOYETTE, CUMMINS
& NAILOS, PLLC
1635 E. Highway 50, Suite 300
Clermont, FL 34711
Telephone: 352-394-2103
Fax: 352-394-2105
Email: wboyette@bcnlawfirm.com
aclark@bcnlawfirm.com
Sept. 25; Oct. 2, 2026 26-02005K

ording to the map or plat thereof, as recorded in Plat Book 125, Page(s) 3 through 8, inclusive, of the Public Records of Polk County, Florida.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
/s/ 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:
jdllaw@orlando-law.com
Attorney for Plaintiff, Association
Sept. 25; Oct. 2, 2026 26-02040K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-2843
Division Probate
IN RE: ESTATE OF
MICHAEL R. BARCH, SR.
Deceased.

The administration of the Estate of Michael R. Barch, Sr., deceased, whose date of death was July 23, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Clerk of the Court, 255 N. Broadway, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 25, 2026.

Personal Representative:
Michael R. Barch, Jr.
36 Orchard Road
Ringwood, NJ 07456
Attorney for Personal Representative:
Daniel S. Henderson, Esq.
E-Mail Addresses:
dan@hendersonsachs.com
michael@hendersonsachs.com
Florida Bar No. 725021
Henderson Sachs, P.A.
8240 Exchange Drive Ste. C6
Orlando, FL 32809
Telephone: 4078502500
Sept. 25; Oct. 2, 2026 26-02006K

FIRST INSERTION

NOTICE TO CREDITORS
(Formal Administration)
IN THE 10 th JUDICIAL CIRCUIT
COURT IN AND FOR
POLK COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO.: 2026-CP-002671
DIVISION:
IN RE: The Estate of
DEBRA CAROL ARTHUR,
Deceased.

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

The administration of the estate of DEBRA CAROL ARTHUR, deceased, whose date of death was April 22, 2026, and whose social security number is XXX-XX-9018, 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.

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in §§ 732.216-228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.2211.

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

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP002899
Division Probate
IN RE: ESTATE OF
BEATRICE HORNSTEIN
ROTSTEIN
A/K/A BEATRICE ROTSTEIN
Deceased.

The administration of the estate of Beatrice Hornstein Rotstein a/k/a Beatrice Rotstein, deceased, whose date of death was October 1, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Clerk of Court, 255 N. Broadway, 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 25, 2026.

Personal Representative:
Joanne Linder
244 Treviso Drive
Kissimmee, FL 34759
Attorney for Personal Representative:
Andrew M. Berland, Esq.
E-Mail Addresses:
andrew@hendersonsachs.com
michael@hendersonsachs.com
Florida Bar No. 84030
Henderson Sachs PA
8240 Exchange Drive Ste. C6
Orlando, FL 32809
Telephone: 4078502500
Sept. 25; Oct. 2, 2026 26-02039K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CA-003582
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, v.
JEFFREY C. DOLBIER AKA
JEFFREY C. DOLBIER, JR., et al.,
Defendants.
NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on October 26, 2026, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:
The East 494 feet of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 28 South, Range 28 East, Less and Except the South 944.25 feet of the West 329.33 feet of the East 494 feet of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 28 South, Range 28 East, Polk County, Florida, Together with an easement for ingress and egress over the South 150 feet of the East 494 feet of the Southwest 1/4 of the Southeast 1/4 of the South-east 1/4 of Section 31, Township 28 South, Range 28 East, Polk County, Florida.
Together with a mobile home with VIN #s HMLCP28222005928A & HMLCP28222005928B; Title #s 49155663 and 49175460; RP#12683361 and 12683360.
Property Address: 2664 Canal Road, Lake Wales, FL 33898

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.: 2026CA001716A000BA
UNION HOME MORTGAGE
CORPORATION,
Plaintiff, vs.
CHERYL GILLIAM; FORD
MOTOR CREDIT COMPANY
LLC; HONEYTREE
NORTH GARDEN HOMES
HOMEOWNERS ASSOCIATION,
INC.; HONEYTREE PLACE
HOMEOWNERS ASSOCIATION,
INC.; UNKNOWN SPOUSE OF
CHERYL GILLIAM
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 20 day of October, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 19, HONEYTREE NORTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE(S) 23, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
736 SPICEWOOD DRIVE, LAKELAND, FL 33801
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS RE-

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026CP002838A000BA
Division: Probate
IN RE: ESTATE OF
LAWRENCE EDWARD CROWE
Deceased.
The administration of the estate of Lawrence Edward Crowe, deceased, whose date of death was May 4, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 25, 2026.
Personal Representative:
Lawrence Evan Crowe
5400 Poyner Oaks Road North
Polk City, FL 33868
Attorney for Personal Representative:
Linda M. Schultz, Esq.
Florida Bar No. 1008259
Daniel Medina, B.C.S.
Florida Bar No. 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: linda@medinapa.com; dan@medinapa.com
Secondary E-Mail: sam@medinapa.com
Sept. 25; Oct. 2, 2026 26-02044K

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 21st 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
Sept. 25; Oct. 2, 2026 26-02022K

MAINING 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 21 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
26-01371
Sept. 25; Oct. 2, 2026 26-02011K

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 25, 2026.
Personal Representative:
Lawrence Evan Crowe
5400 Poyner Oaks Road North
Polk City, FL 33868
Attorney for Personal Representative:
Linda M. Schultz, Esq.
Florida Bar No. 1008259
Daniel Medina, B.C.S.
Florida Bar No. 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: linda@medinapa.com; dan@medinapa.com
Secondary E-Mail: sam@medinapa.com
Sept. 25; Oct. 2, 2026 26-02044K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002308
IN RE: ESTATE OF
DEANDRE ALAN
MONTGOMERY, SR.,
Deceased.
The administration of the estate of DE-ANDRE ALAN MONTGOMERY, SR., deceased, whose date of death was February 22, 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 25, 2026.
NICHOLE ANDERSON
Personal Representative
1902 Cherokee Trail
Lakeland, FL 33803
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. 25; Oct. 2, 2026 26-02008K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO.
532025CA003904A000BA
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.
LYNNE ANN BLACKBURN
A/K/A LYNNE BLACKBURN;
GOODLEAP, LLC; GRACE
RANCH PROPERTY OWNERS'
ASSOCIATION, INC.; UNKNOWN
TENANT NO. 1; UNKNOWN
TENANT NO. 2; and ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 31, 2026, and entered in Case No. 532025CA003904A000BA of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and LYNNE ANN BLACKBURN A/K/A LYNNE BLACKBURN; GOODLEAP, LLC; GRACE RANCH PROPERTY OWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on October 15, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 83, GRACE RANCH PHASE ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 177, PAGE(S) 48 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED September 15, 2026.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1463-221864 / GSI
Sept. 25; Oct. 2, 2026 26-01989K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2026CP002813
IN RE: ESTATE OF
ELIZABETH MOODY,
Deceased.
The administration of the Estate of ELIZABETH MOODY, Deceased, whose date of death was November 27, 2024, 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 25, 2026.
Personal Representative:
LASHONDA M. SIDDIQUE
4773 SABLE PINE CIRCLE, APT. D2
WEST PALM BEACH, FL 33417
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
Sept. 25; Oct. 2, 2026 26-02049K

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532026CP002610A000BA
IN RE: ESTATE OF
OTHELIA ROBERTS,
Deceased.
The administration of the estate of OTHELIA ROBERTS, Deceased, whose date of death was July 2, 2026, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 2555 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other people having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.
The date of first publication of this notice is September 25, 2026.
ILYASAH ROBERTS-WHITE,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, FL 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email: genesis@srblawyers.com
Sept. 25; Oct. 2, 2026 26-02007K

STATEMENT OF OWNERSHIP, MANAGEMENT AND CIRCULATION,
1. Publication Title: Business Observer. 2. Publication No.: 2325-8195. 3. Filing Date: 9/25/26. 4. Issue Frequency: Weekly. 5. Number of Issues Published Annually: 52. 6. Annual Subscription Price: \$75, includes sales tax. 7. Complete Mailing Address of Known Office of Publication (Not printer): 1970 Main Street, Floor 3, Sarasota, FL 34236. Contact Person: Kristen Boothroyd; Telephone: (941)906-9386 x323. 8. Complete Mailing Address of Headquarters or General Business Office of Publisher (Not Printer): 1970 Main Street, 3rd Floor, Sarasota, FL 34236. 9. Full Names and Complete Mailing Addresses of Publisher, Editor, and Managing Editor: (Publisher) Emily Walsh, 1970 Main Street, 3rd Floor, Sarasota, FL 34236. (Editor) Kat Wingert, 1970 Main Street 3rd Floor, Sarasota FL 34236. (Managing Editor) Mark Gordon, 1970 Main St. 3rd Floor, Sarasota, FL 34236. 10. Owner (If the publication is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of all stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give the names and addresses of the individual owners. If owned by a partnership or other unincorporated firm, give its name and address, as well as those of each individual owner. If the publication is published by a nonprofit organization, give its name and address.) Gulf Coast Review, Inc., DBA/Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236. 11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages or Other Securities. (If there are none, so state): None. 12. Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one) n/a
The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes: Has Not Changed During Preceding 12 Months Has Changed During Preceding 12 Months (Publisher must submit explanation of change with this statement) 13. Publication Title: Business Observer. 14. Issue Date for Circulation Data Below: 09/11/26. 15. Extent and Nature of Circulation: Weekly Business Newspaper No. Copies Each Issue During Preceding 12 Months. Actual No. Copies of Single Issue Published Nearest to Filing Date. 15A. Total No. of Copies (Net Press Run): 5283 (average), 4386 (actual). 15B. Paid and/or Requested Distribution: (1) Outside County Paid/Requested Mail Subscriptions Stated on Form 354 1. (Include advertiser's proof and exchange copies): 4341 (average), 3489 (actual). (2) In-County Paid/Requested Mail Subscriptions Stated on Form 3541 (Include advertiser's proof and exchange copies): 0 (average), 0 (actual). (3) Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Non-USPS Paid Distribution: 0 (average), 0(actual). (4) Distributed by Other Mail Classes Through the USPS: 0 (average), 0 (actual). C. Total Paid and/or Requested Circulation (Sum of 15B (1), (2), (3), and (4)): 4341 (average), 3489(actual). D. Non-Requested Distribution (by Mail and Outside the Mail): (1) Outside County Free Copies Stated on PS Form 3541: 490 (average), 446 (actual). (2) In-County Free Copies Stated on PS Form 3541: 0 (average), 0 (actual). (3) Non Requested Distribution by Other Mail Classes Through the USPS: 0 (average), 0(actual). (4) Non Requested Distributed Outside the Mail: 20 (average), 25(actual). E. Total Nonrequested Distribution [Sum of 15D (1), (2), (3), and (4)]: 490 (average), 446 (actual). F. Total Distribution (Sum of 15C and 15E): 4832 (average), 3935 (actual). G. Copies Not Distributed: 451(average), 451 (actual). H. Total (Sum of 15F and 15G): 5283 (average), 4386 (actual). I. Percent Paid and/or Requested Circulation (15C divided by 15F times 100): 89.9% (average), 88.7% (actual). 16. Electronic Copy Circulation: (a) Paid 121 (average) 121 (actual) No. copies of Single issue Published Nearest to filing Date: 0. B. Total Print Copies + Paid Electronic Copies: 4462 (average), 3610 (actual). Total Requested Copy Distribution + Paid Electronic Copies: 4953 (average), 4056 (actual). Percent Paid and/or Requested Circulation (Both Print and Electronic Copies) 90.1% (average), 89.0% (actual). 17. Publication of Statement of Ownership: 09/25/26. 18. Signature and Title of Editor, Publisher, Business Manager, or Owner. /s/ Emily A. Walsh. Date 09/22/26.

SALES / ACTIONS

FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-003096 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. DYLAN MAGDANZ, et al., Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on October 15, 2026, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit: The West 90 feet of the East 835.50 feet of the South 140 feet of the North 1/4 of the South-east 1/4 of the Northeast 1/4 of Section 10, Township 29 South, Range 23 East, Polk County, Florida. Subject to a utility easement of 15 feet along the South side thereof. Property Address: 2318 Maple Hill Drive, Lakeland, FL 33811 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. SUBMITTED on this 21st 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 Sept. 25; Oct. 2, 2026 26-02013K	NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 532025CA003214A000BA EMILY ESTATES COMMUNITY ASSOCIATION INC, a Florida non-profit Corporation, Plaintiff(s), vs. KRISTEN SANDBECK; BRADLEY KRUSCHWITZ, et al, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated September 15, 2026 in Case No. 532025CA003214A000BA in the County Court in and for Polk County, Florida wherein EMILY ESTATES COMMUNITY ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and KRISTEN SANDBECK; BRADLEY KRUSCHWITZ, 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 20, 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 14, EMILY ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 128, PAGE 47-48, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A: 1826 EMILY DRIVE, 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 17, 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@flcgl.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 Sept. 25; Oct. 2, 2026 26-01996K

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.: 2026CA000541A000BA NATIONSTAR MORTGAGE LLC, Plaintiff, vs. COREY LADONTE MILLER A/K/A COREY L. MILLER AKA COREY MILLER; ROYAL CRESCENT CONDOMINIUM OWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY; TYMESIA ELLIS; UNKNOWN SPOUSE OF COREY LADONTE MILLER A/K/A COREY L. MILLER A/K/A COREY MILLER 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 12 day of October, 2026, the following described property as set forth in said Final Judgment, to wit: UNIT 304, ROYAL CRESCENT CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1975, PAGE 7, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. PROPERTY ADDRESS: 5850 CYPRESS GARDENS BOULEVARD #304, 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 17 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 25-05457 Sept. 25; Oct. 2, 2026 26-01997K

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. 2022CA002957000000 Freedom Mortgage Corporation, Plaintiff, vs. Sonia I. Velazquez, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA002957000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Sonia I.Velazquez; Horacio Velazquez; Aqua Finance, Inc.; Marbella at Davenport Homeowners' Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com , beginning at 10:00 AM on the 16th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 74, MARBELLA AT DAVENPORT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE(S) 29 AND 30, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 27-27-04-725006-000740 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 16th 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/ Julie York Julie York, Esq. Florida Bar No. 55337 File # 21-F01525 Sept. 25; Oct. 2, 2026 26-01987K

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA002851 MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, VS. WILLIAM PARKER SMITH; UNKNOWN SPOUSE OF WILLIAM PARKER SMITH; UNKNOWN TENANT #1; UNKNOWN TANANT #2; Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 1, 2026 in Civil Case No. 2025CA002851, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is the Plaintiff, and WILLIAM PARKER SMITH and UNKNOWN SPOUSE OF WILLIAM PARKER SMITH are Defendants. The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on November 2, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: THE WEST 148 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 745.76 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 24 EAST, RUN THENCE NORTH 89 DEGREES 40 MINUTES WEST A DISTANCE OF 355.0 FEET, THENCE RUN SOUTH 283.11 FEET; THENCE IN A NORTHEASTERLY DIREC-

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. 2020CA000390000000 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. EDMARIE RODRIGUEZ MEDINA, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 06, 2025 in Civil Case No. 2020CA000390000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Edmarie Rodriguez Medina, 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 6th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, towit: LOT 1, BLOCK 836, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 29 THROUGH 43, 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 23-07445FL Sept. 25; Oct. 2, 2026 26-02031K

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.: 2025CA002851 MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, VS. WILLIAM PARKER SMITH; UNKNOWN SPOUSE OF WILLIAM PARKER SMITH; UNKNOWN TENANT #1; UNKNOWN TANANT #2; Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 1, 2026 in Civil Case No. 2025CA002851, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is the Plaintiff, and WILLIAM PARKER SMITH and UNKNOWN SPOUSE OF WILLIAM PARKER SMITH are Defendants. The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on November 2, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: THE WEST 148 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 745.76 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 24 EAST, RUN THENCE NORTH 89 DEGREES 40 MINUTES WEST A DISTANCE OF 355.0 FEET, THENCE RUN SOUTH 283.11 FEET; THENCE IN A NORTHEASTERLY DIREC-

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. 2025-CA-003554 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. ALAN SHERIFF A/K/A A SHERIFF, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 07, 2026 in Civil Case No. 2025-CA-003554 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC, is Plaintiff and Alan Sheriff a/k/a A Sheriff, 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 6th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 27, of Arlington Square, according to the plate thereof recorded in Plat Book 183, Page 22, 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 16 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: Zachary Ullman Zachary Ullman, Esq. FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1190-1690B Ref# 25374 Sept. 25; Oct. 2, 2026 26-01999K

FIRST INSERTION
NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 53-2025-CA-002131 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. TIFFANY M. PERKINS, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 20, 2026, and entered in Case No. 53-2025-CA-002131 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Tiffany M. Perkins, Pine Ridge Owners Association, Inc., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com , Polk County, Florida at 10:00am EST on the October 20, 2026 the following described property as set forth in said Final Judgment of Foreclosure: LOT 4, PINE RIDGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 82, PAGE 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 4 SUGAR PINE LOOP LAKE WALES FL 33898 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate 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 14 day of September, 2026. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Robyn Sherer Florida Bar #1030716 Robyn Sherer, Esq. IN/25-005622 Sept. 25; Oct. 2, 2026 26-02023K

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. 2025-CA-003554 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. ALAN SHERIFF A/K/A A SHERIFF, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 07, 2026 in Civil Case No. 2025-CA-003554 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC, is Plaintiff and Alan Sheriff a/k/a A Sheriff, 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 6th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 27, of Arlington Square, according to the plate thereof recorded in Plat Book 183, Page 22, 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. WITNESS my hand this 22nd 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. 25; Oct. 2, 2026 26-02030K

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.: 2025CA004916A000BA PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. JALLISSA MARIAH FONTANEZ LOPEZ; 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 126 of BROOKLAND PARK, according to the Plat thereof as recorded in Plat Book 196, Page(s) 35 through 38, inclusive, of the Public Records of POLK County, Florida. Property address: 2519 Driftwood Street, 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. 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. 25-013543-1 Sept. 25; Oct. 2, 2026 26-01988K

FIRST INSERTION
NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CC002430 BAHAMA BAY CONDOMINIUM ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. VIDAL VIRTUAL ENTERPRISES INC, Defendants. Notice is given that under a Final Judgment dated September 14, 2026, and in Case No. 2025CC002430 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which BAHAMA BAY CONDOMINIUM ASSOCIATION, INC., the Plaintiff and VIDAL VIRTUAL ENTERPRISES INC 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 January 12, 2027, the following described property set forth in the Final Judgment: Unit 33204 of Bahama Bay Phase 33, A Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 5169, Page 1306, 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 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 22nd 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. 25; Oct. 2, 2026 26-02030K

FIRST INSERTION
NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024-CA-001230 NATIONSTAR MORTGAGE LLC , Plaintiff, vs. ALEXIS NATERA AKA ALEXIS ANTONIO NATERA, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 28, 2026, and entered in Case No. 2024-CA-001230 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Nationstar Mortgage LLC , is the Plaintiff and Alexis Natera aka Alex- is Antonio Natera, Clara Y. Mercado aka Clara Yesenia Mercado, Cavalry SPV I, LLC, as Assignee of Citibank, N.A., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the October 12, 2026 the following described property as set forth in said Final Judgment of Foreclosure: LOT 188, OF PRESTOWN SUBDIVISION, UNIT #3, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA IN PLAT BOOK 36, PAGE 33. A/K/A 226 ADAMS STREET 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. Dated this 23 day of September 2026. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Robyn Sherer Florida Bar #1030716 Robyn Sherer, Esq. IN/24-005626 Sept. 25; Oct. 2, 2026 26-02059K

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. 2025CA002637A000BA NATIONSTAR MORTGAGE LLC, Plaintiff, vs. KODY JO WILLS A/K/A KODY WILLS, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 20, 2026 in Civil Case No. 2025CA002637A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Kody Jo Wills a/k/a Kody Wills, 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 6th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: The South 70 feet of the North 155 feet of the West 107.5 feet of the East 215 feet of a tract comprised of Lots 10, 11, and 14, R. H. Bryson's Subdivision, according to the map or plat thereof as recorded in Plat Book 4-A, Page 16, of the Public Records of Polk County, Florida. Being Lot 23 of unrecorded subdivision of Westwood Terrace. Tract is subject to an easement 7.5 feet wide along rear line for public utilities. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 25-12346FL Sept. 25; Oct. 2, 2026 26-02034K

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA002227 WELLS FARGO BANK, N.A., Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JOSE ALEJANDRO URMENETA, DECEASED; et al., Defendant(s). TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Jose Alejandro Urmeneta, Deceased Last Known Residence: Unknown TO: Sylvia Therese De Mariscal Alejandro Urmeneta Last Known Residence: 111 Elm Sq S Lakeland, FL 33813 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 145, CHRISTINA WOODS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 8, 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 28, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated on September 18, 2026. STACY M. BUTTERFIELD As Clerk of the Court (SEAL) By: Sharon Doner As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1113-14779B Ref# 24977 Sept. 25; Oct. 2, 2026 26-02015K

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No.: 2026-CA-001259-A000-BA LAKE THOMAS WOODS EIGHTH ADDITION HOMEOWNER'S ASSOCIATION, INC., Plaintiff, vs. RESURGENCE PROPERTIES, LLC; TENANT #1; TENANT #2; 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 11, 2026, in this case in the Circuit Court of Polk County, Florida, the real property described as: Lot 51, LAKE THOMAS WOODS EIGHTH ADDITION, a subdivision according to the plat thereof recorded in Plat Book 111, Pages 37 and 38, of the Public Records of Polk County, Florida. Parcel ID No.: 25-28-35-355070-000510 Property Address: 183 Lake Thomas Drive, Winter Haven, Florida 33880 will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on October 16, 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 18, 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. 25; Oct. 2, 2026 26-02003K

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. 532024CA001104000000 LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC, a Florida non-profit Corporation, Plaintiff(s), vs. GERARDO VICENTY MARTINEZ, et al, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated September 14, 2026 in Case No. 532024CA001104000000 in the Circuit Court in and for Polk County, Florida wherein LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC, a Florida non-profit Corporation, is Plaintiff, and GERARDO VICENTY 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 OCTOBER 16, 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(S) 367, LAKESIDE LANDINGS PHASE ONE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 147, PAGES 45 THROUGH 55, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A: 6107 GREY HERON DRIVE, WINTER HAVEN, FL 33881. 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 17, 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@flegl.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 Sept. 25; Oct. 2, 2026 26-01998K

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-001931 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JANE M. MCINTYRE, et al., Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on October 26, 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 31, Block L, WEST VIEW RIDGE RESORTS, INC., according to the map or plat thereof, recorded in Plat Book 82, Page(s) 14, Public Records of Polk County, Florida. Together with the mobile home situate thereon. Property Address: 251 Patterson Road Lot H28, Haines City, FL 33844 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 18th 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 Sept. 25; Oct. 2, 2026 26-02001K

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025-CA-001653-A000-BA VERONICA DENISE BRITTON, Plaintiff, v. SHENIKA MYLES SINCLAIR, THE UNKNOWN SPOUSE OF SHENIKA MYLES SINCLAIR, TENANT #1, TENANT #2 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 February 3, 2026, in this case in the Circuit Court of Polk County, Florida, the real property described as: Commencing 47 feet North of the Southeast corner of Lot 27, COX-PATTERSON'S RAILROAD ADDITION TO LAKE- LAND for a Point of Beginning; thence continue North 52 feet, thence West 100 feet thence South 43 Feet; thence East 31 feet; thence South 13 feet; thence East 19 feet; thence North 4 feet; thence East 50 feet to the Point of Beginning. LESS the North 41 feet of Lots 26 and 27 of COX-PATTERSON'S RAILROAD ADDITION, according to the map or plat thereof recorded in Plat Book 3A, Page 39, Public Records of Polk County, Florida. And The North 4.0 feet of the South 47 feet of Lot 27 COX-PATTERSON'S RAILROAD ADDITION TO LAKELAND, according to the plat thereof as recorded in Plat Book 3A, Page 39, Public Records of Polk County, Florida. Parcel Identification No.: 23-28-13-063500-000261 Property Address: 830 N. Lincoln Avenue, Lakeland, Florida 33815 will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on October 30, 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 21, 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. 25; Oct. 2, 2026 26-02012K

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.: 2025CA005428 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS. DANIEL T. SYLVESTER; ORIANA SHERIMA MCDOWELL; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; SANDY RIDGE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.; 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. 2025CA005428, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and DANIEL T. SYLVESTER; ORIANA SHERIMA MCDOWELL; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; SANDY RIDGE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on October 30, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 256, SANDY RIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGES 21 AND 22, 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 14th 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/ Mola Bosland Mola Bosland, Esq. FBN: 30330 Primary E-Mail: ServiceMail@aldridgepite.com 1184-2796B Ref# 25139 Sept. 25; Oct. 2, 2026 26-02000K

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-005022 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. JORGE ALBERTO ARCE, et al., Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on November 2, 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 22, DUGGER REPLAT, according to plat thereof as recorded in Plat Book 47, Page 4, of the Public Records of Polk County, Florida. AND A portion of the North 1/2 of Lot 325, ELOISE WOODS LAKE ROY UNIT, according to plat thereof as recorded in Plat Book 14, Page 19, of the Public Records of Polk County, Florida, more fully described as follows: Commence at the Southwest corner of the North 1/2 of said Lot 325; thence run on an assumed bearing of North 89°53'48" East, 111.11 feet, along the South line of said North 1/2 of Lot 325, to the Point of Beginning; thence continue North 89°53'48" East, 33.05 feet to the Southeast corner of said North 1/2 of Lot 325; thence North 42°08'20" West, 34.72 feet along the Easterly line of said Lot 325; thence South 20°42'26" West, 27.59 feet, returning to the Point of Beginning. Property Address: 116 Hampden Road, Winter Haven, FL 33884 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 18th 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 Sept. 25; Oct. 2, 2026 26-02002K

--- SALES / ACTIONS ---

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. 2026CA000149A000BA Division 11 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. BG VENTURES INVESTMENT REAL ESTATE LLC FKA BG VENTURES INVESTMENT, LLC, VERNON CREATIVE CONSULTING, LLC, YADDIEL O'NEIL VILLARINI FLORES, GABRIELA ALTAGRACIA VASQUEZ, HIGHLANDS RESERVE HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 11, 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 31, HIGHLANDS RESERVE - PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 107, PAGE(S) 9 THROUGH 12, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. and commonly known as: 818 OXFORD DR, DAVENPORT, FL 33897; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on October 26, 2026 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 DISABILI	TIES 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 ADA Coordinator, 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 September 23, 2026 By: /s/ George Zamora George Zamora Attorney for Plaintiff George Zamora (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 328202/2532698/CMP Sept. 25; Oct. 2, 2026	26-02054K

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No.: 2026CA002461A000BA THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND ITS SUCCESSORS OR ASSIGNS, Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF KENNETH L. SHANEFELTER A/K/A KENNETH LEROY SHANEFELTER, DECEASED; JACQULYN M. SHANEFELTER; FTL FINANCE; COUNTRY TRAILS PHASE FOUR PROPERTY OWNERS' ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. To the following Defendant(s):	THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF KENNETH L. SHANEFELTER A/K/A KENNETH LEROY SHANEFELTER, DECEASED 9009 HAMMOCK LOOP POLK CITY, FL 33868 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 42 AND 43, COUNTRY TRAILS PHASE FOUR, UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 88, PAGE 9 AND 10, OFFICIAL RECORDS OF POLK COUNTY, FLORIDA. a/k/a 9009 Hammock Loop, 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, Ft Lauderdale, FL 33324 on or before 10/26/26, 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 im-	mediately 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 10th day of Sept., 2026. STACY M. BUTTERFIELD As Clerk of the Court By /s/ S. Irlanda Name: Sebastian Irlanda As Deputy Clerk Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Ft Lauderdale, FL 33324 Sept. 25; Oct. 2, 2026	26-02014K

FIRST INSERTION

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

2026-CA-004044-A000-BA
MIDFLORIDA CREDIT UNION,
AS SUCCESSOR IN INTEREST TO
PRIME MERIDIAN BANK,
Plaintiff, v.
BRIAN T. LEWIS; THE
UNKNOWN SPOUSE OF BRIAN
T. LEWIS; TENANT #1; TENANT
#2; PORTFOLIO RECOVERY
ASSOCIATES, LLC; 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: BRIAN T. LEWIS; THE UNKNOWN SPOUSE OF BRIAN T. LEWIS; TENANT #1; TENANT #2; 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.

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

That part of the South 1/2 of Section 20, Township 20 South, Range 24 East, Polk County, Florida, described as follows: Assuming the North line of the South 1/2 of said Section 20 to be due East and West, begin at the Northwest corner of the South 1/2 of said Section 20, run thence East along the North line thereof a distance of 3521.07 feet; run thence South 0°07'09" East, a distance of 280.0 feet; run thence South 43°36'18" West a distance of 303.82 feet; run thence South 23°35'57" East, a distance of

501.98 feet; run thence South 15°02'34" East, a distance of 621.29 feet; run thence South 06°38'16" East, a distance of 352.36 feet; run thence South 20°22'28" West, a distance of 70.91 feet to the Point of Beginning for this description; continue thence South 20°22'28" West, a distance of 115.50 feet; run thence South 37°37'09" East, a distance of 600.0 feet to the East line of the West 1/2 of the SW 1/4 of said Section 20; run thence North 0°07'09" West along said East line, a distance of 506.82 feet; run thence North 76°43'08" West, a distance of 333.90 feet to the Point of Beginning.

Parcel Identification No.:

24-29-20-000000-024090

Property Address:

6636 Broken Arrow Trail South,
Lakeland, Florida 33813

has been filed against you in the Circuit Court of the Thirteenth Judicial Circuit, Hillsborough 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 November 4, 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: 9/22/2026

STACY M. BUTTERFIELD

Clerk of the Circuit Court

By: Deputy Clerk

Gregory A. Sanoba, Esquire,
422 South Florida Avenue,
Lakeland, Florida 33801

Sept. 25; Oct. 2, 2026 26-02047K

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2026CA001523A000BA PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. FERNANDO PEREZ; SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC.; THE UNKNOWN SPOUSE OF FERNANDO PEREZ THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: FERNANDO PEREZ LAST KNOWN ADDRESS: 1015 OAK BLUFF DRIVE, DAVENPORT, FL 33837 CURRENT ADDRESS: UNKNOWN TO: THE UNKNOWN SPOUSE OF FERNANDO PEREZ LAST KNOWN ADDRESS: 1015 OAK BLUFF DRIVE, DAVENPORT, FL 33837 CURRENT ADDRESS: UNKNOWN	YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows: LOT 4, SOLTERRA PHASE 2C-1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 169, PAGES, 30, THROUGH 34. PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property address: 1015 Oak Bluff Drive, Davenport, FL 33837 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.	If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Default Date: Oct. 27, 2026 DATED this the 10 day of September, 2026. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: A. Nieves Deputy Clerk Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 26-002574-1 Sept. 18; Oct. 2, 2026	26-01993K

FIRST INSERTION			
NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2026CA002502A000BA DIVISION: 7 Truist Bank Plaintiff, -vs.- Michael T. Burns as Petitioner of the Estate of Catherine Watts Burns a/k/a Catherine W. Burns; Michael T. Burns; Cheryl Burns Linville; Unknown Spouse of Michael T. Burns; Unknown Spouse of Cheryl Burns Linville; Truist Bank, successor by merger to SunTrust Bank; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s). TO: Unknown Parties in Possession #1: 954 O'Doniel Drive, Lakeland, FL 33809 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows: THE FOLLOWING DE-	SCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF POLK, STATE OF FLORIDA, TO WIT: A PORTION OF LOT 1 OF COUNTRY OAKS OF LAKE-LAND ADDITION, AS RECORDED IN PLAT BOOK 77, PAGE 33 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID LOT 1, (BEING THE CORNER AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF PLATTED PRIVATE ROAD AND SOUTH BOUNDARY OF LOT 1), THENCE SOUTH 89 DEGREES 57 MINUTES 54 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 1 FOR A DISTANCE OF 130.50 FEET, MEASURED, 128.82 FEET BY PLAT, TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 00 DEGREES 08 MINUTES 07 SECONDS EAST, MEASURED, NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST BY PLAT, ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, FOR A DISTANCE OF 199.20 FEET TO A POINT SITUATE SOUTH 00 DEGREES 08 MINUTES 07 SECONDS WEST 128.85 FEET FROM THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 45 DEGREES 07 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 157.33 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF CUL-DE-SAC OF PRIVATE ROAD, THENCE ALONG SAID RIGHT OF WAY LINE OF CUL-DE-SAC AND ARC OF THE CURVE HAVING	A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 128 DEGREES 27 MINUTES 12 SECONDS, A CHORD OF 90.05 FEET WHICH BEARS SOUTH 11 DEGREES 53 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 112.10 FEET TO THE POINT OF BEGINNING. more commonly known as 954 O'Doniel Drive, Lakeland, FL 33809. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Default Date 10-28-26 WITNESS my hand and seal of this Court on the 9 day of September, 2026. Stacy M. Butterfield Circuit and County Courts (SEAL) By: /s/ Ashley Saunders Deputy Clerk LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 26-335594 FC01 SUT Sept. 18; Oct. 2, 2026	26-01992K

FIRST INSERTION			
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 532024CA004043000000 SELENE FINANCE, LP, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CARMEN RUIZ CARTAENA A/K/A CARMEN D. CARTAGENA A/K/A CARMEN DELIA CARTAGENA, DECEASED; THE UNKNOWN SUCCESSOR TRUSTEE(S) OF THE CARMEN DELIA CARTAGENA REVOCABLE TRUST; YOLANDA NIEVES; DERRECK JASON ROSS; UNKNOWN BENEFICIARIES OF THE CARMEN DELIA CARTAGENA REVOCABLE TRUST; POINCIANA VILLAGE THREE ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; BRIAN J. ROSS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on October 29, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit:	tember 14, 2026, and entered in Case No. 532024CA004043000000 of the Circuit Court in and for Polk County, Florida, wherein SELENE FINANCE, LP is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CARMEN RUIZ CARTAENA A/K/A CARMEN D. CARTAGENA A/K/A CARMEN DELIA CARTAGENA, DECEASED; THE UNKNOWN SUCCESSOR TRUSTEE(S) OF THE CARMEN DELIA CARTAGENA REVOCABLE TRUST; YOLANDA NIEVES; DERRECK JASON ROSS; UNKNOWN BENEFICIARIES OF THE CARMEN DELIA CARTAGENA REVOCABLE TRUST; POINCIANA VILLAGE THREE ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; BRIAN J. ROSS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on October 29, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit:	RECORDED IN PLAT BOOK 54, PAGES 27 THROUGH 42, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED 9/21/26. By: Greg H. Rosenthal Florida Bar No.: 955884 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1446-208118 / GSI Sept. 25; Oct. 2, 2026	26-02024K

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. 2025CA002478A000BA FBC MORTGAGE, LLC, Plaintiff, vs. YVONNE A BERNSTEIN, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 04, 2026 in Civil Case No. 2025CA002478A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and Yvonne A Bernstein, 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 6th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 175, Orchid Grove, according to the plat thereof as recorded in Plat Book 169, Pages 10 through 16, 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: MRSservice@mccalla.com Fla. Bar No.: 146803 25-12277FL Sept. 25; Oct. 2, 2026 26-02033K

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2026CA002242A000BA New American Funding, LLC F/K/A Broker Solutions, Inc., D/B/A New American Funding Plaintiff, v. Arelis Coromoto Pacheco, et al. Defendants. TO: ARELIS COROMOTO PACHECO RESIDENT: Unknown LAST KNOWN ADDRESS: 2764 Gentle Rain Dr, Davenport, FL 33837 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Polk County, Florida: Lot 4, Block 12, CASCADES PHASE 2, according to the plat as recorded in Plat Book 196, Pages 23 and 24, of the Public Records of Polk County, Florida. has been filed against you, and you are required to serve a copy to your written defenses, if any, to this action at Orlans, PC, attorneys for plaintiff, whose address is 621 S. Federal Highway, Suite 10, Fort Lauderdale, FL 33301, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint. This notice shall be published once a week for two consecutive weeks in the BUSINESS OBSERVER. Movant counsel certifies that a bona fide effort to resolve this matter on the motion noticed has been made or that, because of time consideration, such effort has not yet been made but will be made prior to the scheduled hearing. If you are a person with a disability who needs any accommodation in order to participate 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. Clerk of the Circuit Court Deputy Clerk of the Court Orlans Law Group PLLC 621 S. Federal Highway, Suite 10 Fort Lauderdale, FL 33301 Orlans #25-010793 Sept. 25; Oct. 2, 2026 26-02038K

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. 53-2025-CA-004732 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JORGE FUENTES, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 20, 2026 in Civil Case No. 53-2025-CA-004732 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Jorge Fuentes, 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 6th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 25, LAKE MCLEOD POINTE PHASE 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 140, PAGES 45 AND 46, IN 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: MRSservice@mccalla.com Fla. Bar No.: 146803 25-14626FL Sept. 25; Oct. 2, 2026 26-02035K

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2026CA001608A000BA CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. ARTURO GUADALUPE FEBUS; ERNEIDA NARVAEZ ROLON; GREENFIELD VILLAGE POLK HOMEOWNERS ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR EQUITY PRIME MORTGAGE LLC., ITS SUCCESSORS AND ASSIGNS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed September 4, 2026 and entered in Case No. 2026CA001608A000BA, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is Plaintiff

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2026CA-001192-A000-BA Freedom Mortgage Corporation, Plaintiff, vs. Admitzael Sanchez Padilla, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026CA-001192-A000-BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Admitzael Sanchez Padilla; Golden Ridge Homeowners' Association, Inc.; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court
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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. 2025CA005256A000BA ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs. BRIAN K DENTON A/K/A BRIAN DENTON, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 13, 2026 in Civil Case No. 2025CA005256A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and Brian K Denton a/k/a Brian Denton, 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 12th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 14, Block 1, Seminole Heights, according to the plat thereof as recorded in Plat Book 6, Page 42, Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 25-14776FL Sept. 25; Oct. 2, 2026 26-02048K

FIRST INSERTION
and ARTURO GUADALUPE FEBUS; ERNEIDA NARVAEZ ROLON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; GREENFIELD VILLAGE POLK HOMEOWNERS ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR EQUITY PRIME MORTGAGE LLC., ITS SUCCESSORS AND ASSIGNS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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 20th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 51 OF GREENFIELD VILLAGE PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 165, PAGE(S) 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

FIRST INSERTION
will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 26th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 4, GOLDEN RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE(S) 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 272705-726007-000040 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please

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. 2026CA000635A000BA Freedom Mortgage Corporation Plaintiff, vs. Melissa Rae Simmons; Unknown Spouse of Melissa Rae Simmons; Ranches at Lake Mcleod Community Association, Inc. Defendants. TO: Melissa Rae Simmons and Unknown Spouse of Melissa Rae Simmons Last Known Address: 3039 Totem Rd, Eagle Lake, FL 33839 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 605, OF RANCHES AT LAKE MCLEOD III, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 206, PAGE 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before October 27, 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 September 10, 2026 Stacy M. Butterfield As Clerk of the Court (SEAL) By A. Nieves As Deputy Clerk Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 26-F00234 Sept. 25; Oct. 2, 2026 26-01991K

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 22nd 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.: 26-00308 CMS V6.20190626 Sept. 25; Oct. 2, 2026 26-02042K

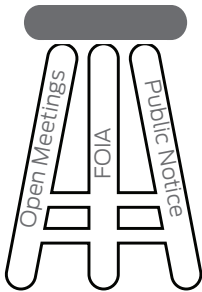
--- SALES / ACTIONS ---
FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 532025CA001128A000BA Freedom Mortgage Corporation, Plaintiff, vs. Joseph Donald Bertrand a/k/a Joseph Bertrand, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532025CA001128A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Joseph Donald Bertrand a/k/a Joseph Bertrand; Roseanna Maude Robbins a/k/a Roseanna M. Robbins; Rebecka Lesley Allasia Rawson a/k/a Rebecka Rawson; GoodLeap, LLC; Dividend Solar Finance LLC are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 29th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT(S) 10, 11 AND 12, TOGETHER WITH THE EAST 1/2 OF VACATED ALLEY ADJOINING THE WEST LINE OF SAID LOTS, BLOCK B, W. S. PRESTON'S ADDITION, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 83, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 25-30-07-4030000-002100 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 22nd 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 # 25-F00569 Sept. 25; Oct. 2, 2026 26-02037K

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO. 2026-CA-002805-A000-BA FREEDOM MORTGAGE CORPORATION, PLAINTIFF, VS. CHRISTIAN NUNEZ NUNEZ, ET AL. DEFENDANT(S). To: Unknown Spouse of Christian Nunez RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 452 HENNEPIN LOOP, LAKE WALES, FL 33898 To: Christian Nunez Nunez RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 452 HENNEPIN LOOP, LAKE WALES, FL 33898 To: RENEL ELECTRIC, INC. RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: c/o RENEL JACQUES, Registered Agent, 4425 MAPLE CHASE TRL, KISSIMMEE, FL 34758 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Polk County, Florida: Lot 47, Mabel Place, according to the map or plat thereof, as recorded in Plat Book 198, Page(s) 45 through 47, inclusive, of the Public Records of Polk County, Florida. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on
Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before Oct 13, 2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint. This notice shall be published once a week for two consecutive weeks in the Business Observer-Tampa Bay. If you are a person with a disability who needs any accommodation in order to participate 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 2, 2026 Stacy M. Butterfield, CPA, Clerk of Circuit Court Clerk of the Circuit Court (SEAL) By: Marlene Rios Deputy Clerk of the Court
Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, Our Case #: 26-000824-FL/2026-CA-002805-A000-BA/Freedom Mortgage Sept. 25; Oct. 2, 2026 26-02025K

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. 2026CA000759A000BA ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JAMES CHARLES EVANS AND LINDA EVANS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 14, 2026, and entered in 2026CA000759A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC is the Plaintiff and JAMES CHARLES EVANS; LINDA EVANS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on October 13, 2026, the following described property as set forth in said Final Judgment, to wit: THE NORTH 1/2 OF LOT 10, LESS AND EXCEPT THE SOUTH 156 1/2 FEET THEREOF, BLOCK 3, LAKEWOOD PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 33, OF THE PUBLIC RECORDS OF POLK COUNTY,
FLORIDA. Property Address: 2335 JUNGLE ST, LAKELAND, FL 33801 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 22 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: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-378290 - NaP Sept. 25; Oct. 2, 2026 26-02041K

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



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

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

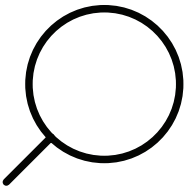


Citizens continue to learn about vital civic matters from newspaper notices.

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

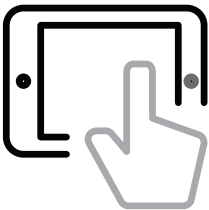
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

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

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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

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Unclaimed Property, Banks or Governments



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Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

--- SALES / ACTIONS ---

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.: 2025CA005526A000BA
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.
ANTAWN TAJ MILLS ELLIOTT
A/K/A ANTAWN MILLS-ELLIOTT;
ASSOCIATION OF POINCIANA
VILLAGES, INC.; POINCIANA
VILLAGE EIGHT ASSOCIATION,
INC.; UNKNOWN SPOUSE OF
ANTAWN TAJ MILLS-ELLIOTT
A/K/A ANTAWN MILLS-ELLIOTT;
UNKNOWN TENANT

Defendants.
NOTICE IS HEREBY GIVEN pursu-
ant 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 bid-
der for cash electronically at [www.polk.
realforeclose.com](http://www.polk.realforeclose.com) at 10:00 AM on the
15 day of October, 2026, the following
described property as set forth in said
Final Judgment, to wit:

LOT 8, BLOCK 812, POIN-
CIANA NEIGHBORHOOD
2, VILLAGE 8, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, RECORDED IN
PLAT BOOK 53, PAGES 29
THROUGH 43, OF THE PUB-
LIC RECORDS OF POLK
COUNTY, FLORIDA.
PROPERTY ADDRESS:
214 HYACINTH CT,
POINCIANA, FL 34759

IF YOU ARE A PERSON CLAIM-

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

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

Dated this 22 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
25-04918
Sept. 25; Oct. 2, 2026 26-02043K

NEW
NEIGHBORS

WE ALL
LOVE DOGS,
but when there
are plans to put
a new kennel
on the property
next to your
house...

WOULDN'T
YOU WANT TO
KNOW?

Come in We're
OPEN

BE INFORMED

Read public notices to find out what's going on in your community.

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PUBLIC
NOTICE
DAY

JAN 26
2018

FLORIDA
PUBLIC
NOTICES

WWW.FLORIDAPUBLICNOTICES.COM

FLORIDA'S NEWSPAPER FOR THE G-SUITE

Business
Observer

FloridaPublicNotices.com

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

THIRD INSERTION

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

Florida SouthWestern State College
("FSW" or the "College") is accepting ap-
plications 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). Contrac-
tors approved through this process will
be prequalified for the period January 1,
2027 through December 31, 2027, sub-
ject to the terms and conditions of the
RFQ and final approval by the College.
Applicants must meet all qualifica-
tion requirements established in the
RFQ, including applicable contrac-
tor licensure, financial and bonding
capacity, relevant construction expe-
rience, and insurance requirements.
Applicants must demonstrate a mini-
mum single-project bonding capac-
ity 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](https://www.bidnetdirect.com/florida/floridasouthwestern) RFQ Issued: Sep-
tember 8, 2026

Deadline for Written Questions: Sep-
tember 15, 2026, at 2:00 p.m. ET Appli-
cations Due: October 6, 2026, at 2:00
p.m. ET Notice of Intended Prequalifi-
cation: Anticipated on or about October
19, 2026. Publication dates: Sept 11, 18,
and 25, 2026

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

SECOND 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., Bar-
tow, 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 oth-
er 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 es-
tate, including unmatured, contin-
gent 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 prop-
erty held at the time of the decedent's
death by the decedent or the deced-
ent's surviving spouse is property to
which the Florida Uniform Disposi-
tion of Community Property Rights at
Death Act as described in ss. 732.216-
732.228, applies, or may apply, un-
less 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 SEC-
TION 733.702 WILL BE FOREVER
BARRED.

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

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

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

SECOND 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 identifica-
tion numbers LFLBA2AG123309392
and LFLBA2BG123309392 and all per-
sonal items located inside the mobile
home. Last Tenant: Laurie A. Celen-
tano 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

SECOND 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 court is 255 N Broadway Ave,
Bartow, FL 33830. The names and ad-
dresses of the personal representative
and the personal representative's attor-
ney are set forth below.

All creditors of the decedent and oth-
er 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 de-
mands 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

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.:
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 Caster-
ton 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 DISABILI-
TIES ACT. If you are a person with a
disability who needs any accommo-
dation in order to participate in this
proceeding, you are entitled, at no cost
to you, to the provision of certain assis-
tance. 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 imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing 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

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.: 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 IS-
LAND RESORT PHASE 3,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 192, PAGE(S)
1 THROUGH 2, PUBLIC RE-
CORDS 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 DISABILI-
TIES ACT. If you are a person with a
disability who needs any accommo-
dation in order to participate in this
proceeding, you are entitled, at no cost
to you, to the provision of certain assis-
tance. 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 imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing 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

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

**HILLSBOROUGH
COUNTY**
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR
LEGAL NOTICES

floridapublicnotices.com

Q&A

What is a public
notice?

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

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

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

LV18237-V10

ACTIONS / SALES / ESTATE ---

SECOND INSERTION		SECOND INSERTION		SECOND INSERTION		FOURTH 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.		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.		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.		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 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.		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.		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.		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 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 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 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 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 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.		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.		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.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.		ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.		ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.		NOTICE IS HEREBY GIVEN 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.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS 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.		NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.		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	
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		Attorney for 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@straughtnturner.com Secondary E-Mail: ahall@straughtnturner.com Sept. 18, 25, 2026 26-01951K		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		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	

SECOND INSERTION		SECOND INSERTION		SECOND 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.		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.		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 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.		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.		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 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 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 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 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 section 732.2211, Florida Statutes.		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.		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.	
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS 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.		NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	

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

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SEPTEMBER 25 - OCTOBER 1, 2026

SECOND 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@amyphillipspllc.com Sept. 18, 25, 2026 26-01965K

SECOND 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

SECOND 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.real-foreclose.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.: 25-31-27-4500000-000100 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 Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si usted 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 kek èd. Tanpri kontakte the Office of the Court Administrative, 255 N. Broadway Avenue, 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 lò ou gen pou 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

SECOND 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

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. 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 RE-
FLECTIONS 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: fmail@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

SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 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 WIL-
LISTON 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

SECOND 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

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. 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: fmail@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

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.: 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 CLAIM-
ING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 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

PUBLIC SALES / ACTIONS

SECOND INSERTION		THIRD INSERTION		SECOND INSERTION		SECOND INSERTION	
Notice Of Public Sale The following personal property of: Yailen 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		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		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 THERE-		OF, 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	
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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 S7811033021526 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		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		NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY 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, LAKE LAND, 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		NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY 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,	
THIRD INSERTION		SECOND INSERTION		SECOND INSERTION		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		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 26-19673FL Sept. 18, 25, 2026 26-01927K		NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT 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	

--- SALES / ACTIONS ---

SECOND 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-BADLANTER 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 RANCH-ETTES - 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

SECOND 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

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 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 MADE-RA 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

SECOND 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

SECOND 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

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. 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

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. 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. TOTTH; 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. TOTTH; 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

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. 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, ac-	cording 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: MRSservice@mccalla.com Fla. Bar No.: 146803 25-13227FL Sept. 18, 25, 2026	26-01948K

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 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